

Planning.
Building &.
Financing.



GUINANE CONSTRUCTION
COMPANY

THE HOME

Foreword

THIS book of home plans is published in the hope that it may be of some service to you in the planning, building and financing of your home; that it may pave the way in the realization of your fondest dream — the dream of a home of artistic design, with convenience of plan, satisfactory financing, substantial construction of the finest materials and equipped with the latest labor-saving devices — truly the home you have longed to own.

The first Guinane-built home was completed when the City of Toronto was known as "Muddy York." Since that time the name has ever stood for all that is fine in quality construction and merchandise.

The Guinane Construction Company is unique in that this organization has made it possible for every man to own his own home by combining in one complete service — Planning, Building and Financing.

Statistics show that the average man builds or purchases a home but once in a lifetime. Accordingly, any knowledge or experience gained in this single enterprise comes too late to be of much service to him.

The Guinane Construction Company is experienced in all home-building problems, and expert in their solutions. What appears to the layman as either too complicated to be fully mastered or too trivial a detail to be worried about comes to the attention of the Guinane experts with full understanding, and in correct relationship to other parts of the job.

This Company is anxious and willing to serve you, whether it be the modest cottage at \$3,000 or the gracious home at \$30,000, or whether the particular problem involves remodelling, modernizing, etc. Their advice is yours for the asking.

If this book succeeds in assisting someone to enjoy the true comforts and happiness of a home of their own, it will have gone far towards fulfilling the wishes of our Company — to be of good service to you.

Guinane Construction Company

Builders of Fine Homes

2 Toronto Street - Toronto, Canada



A design that breathes spacious hospitality and Old World charm—in stucco, with stone trim, and dark stained timbers on the entrance gable. This charming, carefully planned residence, situated in Lawrence Park, Toronto, is an example of the architectural excellence and sound construction of Guinane-built homes. Below: There is a delightful trimness about this simplified Georgian-style brick house, designed and constructed by Guinane in Mimico, Ont. It is just one of many individual small houses, designed by our firm for permanent charm and comfort.

Three Guinane Homes: of Modern Comfort and Lasting Worth



Right: A house of many gables, each with its own important decorative rôle to play, and each contributing to the picturesque effect of the ensemble. The walls are stucco, with exposed random stonework around the base, and with stone for sills and chimney. Owing to the location and depth of the lot, the service entrance has been placed at the front, convenient to the garage, but there is no possible confusion with the main entrance, which is quaint and charming under its projecting hood. Another example of a Guinane home, this time in an exclusive section of North Toronto,



The Guinane Plan

Selection of Site

THE first step toward building a home is the selection of a suitable site. If you have not already purchased your property, we shall be glad to give you unprejudiced advice as to the desirability of the site you are considering. This is a most important undertaking, as the success of your future home can be made or marred by the choice.

The first consideration, of course, is a healthful location. A high, dry and well-drained lot is essential, one where a good water supply is already assured, and the sewage system taken care of.

On the whole, unless you have the most infallible assurance of rapid building strides in any undeveloped area, it is the best policy to make your purchase in a district where homes of the type you would desire your own to be, have already begun to appear. The initial cost of the property may be a few hundred dollars more, but you will have the assurance of desirable neighbors, and will never have to meet the heavy taxation which the installation of new water and drainage systems entails.

In connection with cost, the actual cost per foot frontage is not necessarily the true value, and in comparing properties in different localities, one must enquire into the factors which make for value. Are there, for instance, public service companies supplying household needs? Is the site situated or so conditioned as to render building not too expensive, and is the character of the neighborhood sufficiently stable to ensure against decline of property values?

Is the location convenient? That is, will it be possible for working members of the family to reach and return from their places of business without too great fatigue? Are there schools, churches and shopping districts within easy distance?

Exposure is an important factor for comfort in this country. A house placed without thought

of the reach of the winter sun is a cheerless and unhealthy place.

All these points, of course, go as far toward making your purchase a good investment as they do toward ensuring a comfortable site for the home.

Architectural Department

HAVING selected a lot to suit your general building requirements, the next step is to adapt your house to fit the site. Let us plan to make full use of sunlight to cheer the home during the long Canadian winters. Where the house is closely hemmed in by other buildings, it should be laid out so as to depend as little as possible on side light. Most of us would prefer a house that rambles leisurely over a wide frontage, but in the city the cost of property forces us to choose a fairly compact plan. In the many designs which are presented by our Architectural Department on the following pages, we have concentrated on houses suitable for lots from 25' to 50' frontage.

Where there is a good view, the more important rooms should be placed to take advantage of it. The modern trend in planning the small house is to give the important rooms the benefit of the garden at the rear. When we are building with this idea in mind, we enlarge our home beyond the mere walls of the house. Many of the houses shown in this book are planned with this in mind.

It is not intended that the following designs should be considered stock patterns from which you must choose one or the other if you are to enjoy the satisfaction of a Guinane-built house. We offer these designs as interesting suggestions. They are typical houses of many styles and sizes suitable for the city lot. Every house we build is designed especially for our clients, or at least adapted to their particular needs and fancies.

Our usual practice is to prepare sketches of floor plans and façades of the proposed building, together with brief specifications and price for its completion. When this is done to the client's satisfaction, complete working drawings and



A Guinane-built home erected in Forest Hill Village, Toronto

specifications are prepared upon which the contract is made.

Our library contains hundreds of home plans in every price class. We want you to feel free to make use of our files of plans for your enlightenment.

Our Financing Plan

TO GET the greatest enjoyment out of your house, you must see to it, at the outset, that the project is economically and carefully financed. Not many persons are in a position to expend the entire cost of land and building without recourse to mortgage loans. In days long past it was considered somewhat of a disgrace to have a mortgage on the home. Today, it is a sign of good business judgment. The mortgage makes home-owning possible for many who otherwise could not build; for those who can afford to own an unmortgaged home, a mortgage provides funds for other timely investments.

The Guinane Construction Company, due to its strong financial standing and to the high quality of its services and work—recognized by the large financial institutions and by solicitors who have clients' funds for investment—is able to obtain financing on the most economical basis. Because of the soundness of the Guinane organization and because of the excellence of its building standards, you, the home-builder, derive the benefit in the form of efficient, immediate, low-cost financing.

Through our Financial Department you may arrange a first mortgage loan up to 50%, or one-half of the total cost of the house and lot. The interest rate will be that prevailing in the mort-

gage market. If further financing is desired, a second mortgage may be arranged for an additional 25%, or one-quarter of the total value of house and lot. The interest rate and terms will depend upon the location of the property.

Each application for such financing is considered solely upon its merits. This service of financing the builder of the small or average home, thus making it possible for him to enjoy the fullest kind of home life, is an important department in the Guinane organization, and is undertaken with dignity and despatch. We stand to help you, even before the first sod is turned, and our various departments see you through the entire building project, right up to the moment you and your family are established in the new home.

Construction Department

NOW, with your financing satisfactorily arranged, with well thought-out plans, clearly and fully expressed, and proper and thorough specifications which carefully cover all phases of the construction, materials, workmanship and equipment, the success of your new home is pre-determined before even the foundations are built or the excavation is made.

All is now ready for our Construction Department to move, as smoothly and rapidly as is compatible with good building practice, towards the completion of your home. From staking out the ground to the last coat of wax on the floor, you can be assured of careful and conscientious supervision and the employment of only the ablest and most careful craftsmen.

For many years the construction industry in the housing field has been served by the so-called



Small residence constructed by Guinane, Mimico, Ont.

builder, usually a "jack-of-all-trades" who has been, all too frequently, a man with only a smattering of knowledge or training. The Guinane Construction Company has applied to home building the same principles and practice that have been applied in the construction of our largest and most magnificent buildings. The chief engineer of our Construction Department places in charge of each phase of the work a superintendent with technical training as well as practical experience. These men are specialists in their particular line, each co-operating with the other in the execution of the building of your home. The craftsmen working under their supervision are of the highest skill obtainable, most of them having been in the employ of our Company for some years.

This systematic placing of responsibility ensures sound and economical workmanship and enables us to stand behind all our jobs.

Costs

AFTER all is said and done, cost is probably one of the most important factors to the average individual. It is the aim and desire, if not the necessity, of every man about to build, to construct his home just as reasonably as is consistent with good workmanship and materials.

There are many items that will influence the cost of your building. Two average-sized houses of the same layout and general proportions may vary in cost by thousands of dollars, depending upon the nature and quality of the materials selected for exterior walls, as well as the amount of detail involved in their erection. The finish of the interior, including plastering, trim, panelling, tile-work, glazing, etc., will appreciably affect the cost of the finished building, as will also the choice of equipment such as hardware, wiring, plumbing and heating and refrigeration. All these items are determined in the preliminary stage and you are given one price to cover everything.

The Guinane Construction Company, due to its ability to purchase in large quantities with the strictest supervision as to quality and due to the elimination of waste and unnecessary expense, effected by the close co-ordination of the various departments, is able to give the person building a home the benefit of this saving.



Entrance detail of a Guinane-built home, York Mills, Ont.

We are always happy to quote prices on any building projects you may have in mind, and to furnish unbiased information on all subjects pertaining to home construction.

Inspiration for the Builder

IT IS our sincere hope that the plans appearing in the following pages will assist you in your quest for a suitable, economical, attractive home. They have been selected with a view to variety in plan, in decorative effect and size, and for their uniformity in being carefully designed and suited to the needs of modern Canadian home life.

Manufacturers and distributors of building materials and equipment also tell the story of their products in these pages. The importance of highest quality materials cannot be over-emphasized in the construction of one's home. Upon your selection of the various materials to be used throughout the building undoubtedly depends the ultimate success of your venture in creating a home to endure. One can readily understand that the finest craftsmanship would be of no avail with cheap, shoddy materials. Equipment, including all labor-saving devices and conveniences should be thoroughly considered and carefully selected in order to serve for years to come. The home certainly is not modern or complete if it does not contain the many necessities and inventions which make a home truly efficient and up-to-date. Without a profound knowledge of materials and equipment, your greatest protection lies in selecting firms or manufacturers who are foremost in their respective fields and who are ready and willing to stand behind their products. Such are the firms whose names we have selected for publication in connection with this book.

Foundation Facts for The Home Builder

NO HOUSE is better than its foundations. The quality of the below-ground construction sets the standard for the entire building, and in this all-important detail, more than any other probably, the builder of a home has a great advantage over the buyer, in that he can specify the most modern and enduring material to give permanent support to his investment. False economy in foundations is, in the long run, extravagant, as it leads to numerous troubles later on, and is difficult of correction.

The character of the foundations of a house is dependent on the subsoil, on the loads which are to be carried, and on the selection of materials used in their construction. Foundations—as the term is used generally today—include the walls up to the level of the outside finished grade and very frequently the walls from grade up to the first-floor level. The term also includes the footings, actually the bearing terminals of the walls, which are wider in order to provide a solid base for the foundation walls. All foundations should extend no less than four feet below frost-line, and where filled ground is encountered should be carried down to solid earth beneath. Where such precautions are not taken at the outset, the results will soon show in uneven settling, distorted doors and windows, yawning cracks and the like.

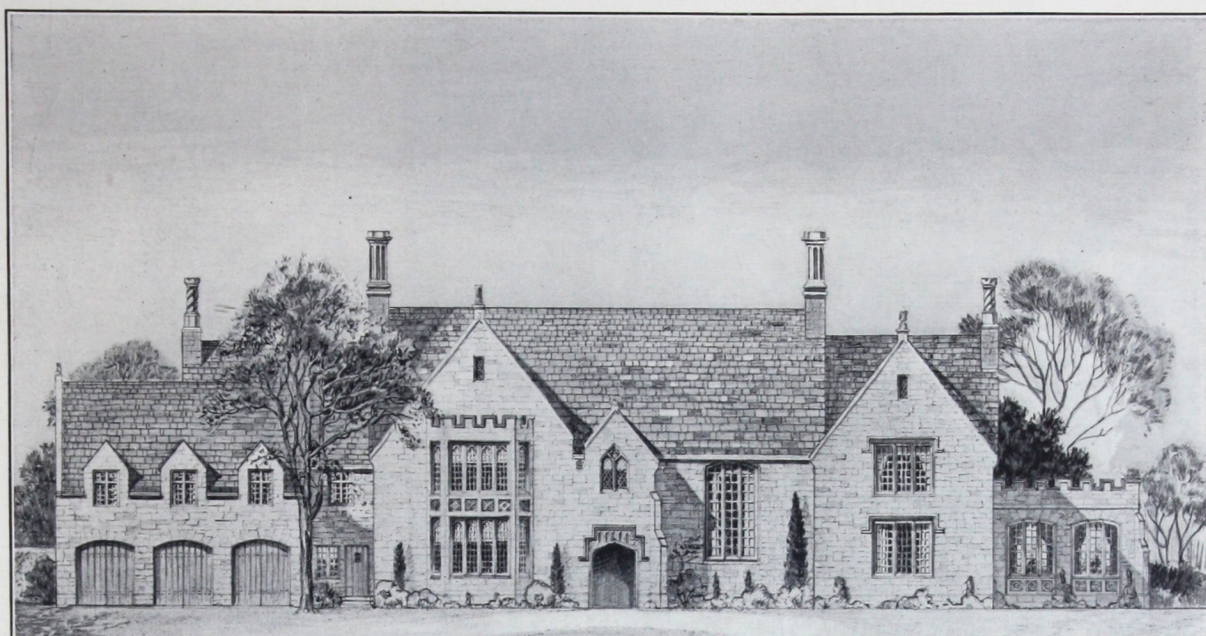
Of the three commonly used foundation materials today—stone, brick and concrete—the last-named is definitely the most representative of modern building practice. The huge skyscrapers of this Continent have proved the worth of concrete to the world, and it has taken only a short time for domestic architecture to follow suit. Today the concrete foundation sets the recognized standard for durability and ability to bear loads. It has the advantage over stonework in that (1) it is less costly; (2) the finished interior surface will have greater evenness; (3) its homogeneity gives greater resistance to local settlements; (4) it has greater waterproofing qualities.

AS A logical development of this type of foundation, the builder is now offered the most advanced and scientifically proven material: concrete blocks. These blocks, which follow in composition the exact tried and tested formula for mixed or poured concrete, are moulded at the plant and come to the building job ready to be laid up in hollow walls. Such concrete blocks have the advantage over poured concrete walls in that they are thoroughly seasoned before they are set, and the process of placing them in position requires much less labor. The former process of mixing and pouring on the site, is thus eliminated, and all possible risk of inexperienced results, because of unsuitable materials or incorrect proportions of cement, sand and stone, is removed.

The builder who uses concrete blocks for his home can be assured of a consistent, perfect product, produced by a tested formula which allows of no variation. He is relieved of all the worry and possible expensive delays that the old-fashioned method frequently involved. Labor costs, which are the home-builder's major consideration, are cut down considerably. There is no waiting for layers of green concrete to set, no time or money wasted in constructing wooden forms or boarding. The concrete blocks arrive at the job in seasoned condition ready to be put in their permanent position for the foundation walls. Concrete blocks have another distinct advantage, also, in that they can be had ready-waterproofed, that is with the waterproofing material already blended with the other constituents during the mixing process at the plant. Such damp-proofing gives a further protection to the owner's investment, and ensures a satisfactory condition for the whole life of the house.

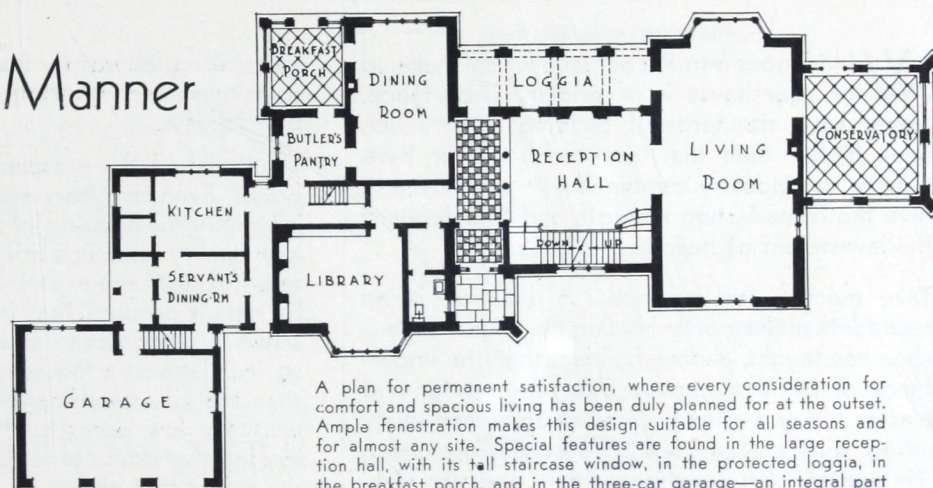
Concrete blocks in which are used high-grade true Portland cement and the other requisite materials, carefully selected and compounded according to the best methods and in the proper proportions, thus offer the greatest foundation protection for the home. The proven experience of the Dundas Concrete Block Company assures you of a product which fully measures up to all these requirements.

DUNDAS CONCRETE BLOCK COMPANY LIMITED
SCARLETT ROAD
TORONTO



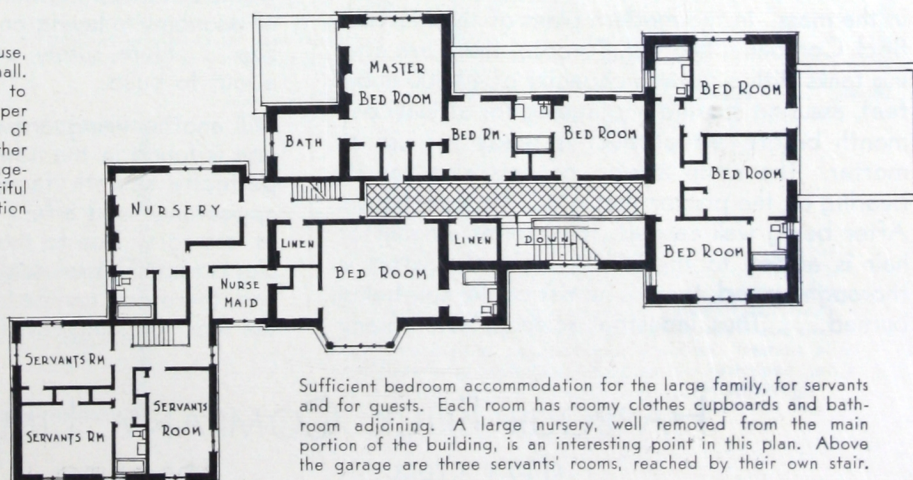
The Tudor style—actually the first definite architectural style in England—is noted for its sturdiness, essential dignity and age-old atmosphere. Here we see it in an impressive design, brought up to date with all possible consideration for the modern comforts and conveniences.

The Grand Manner

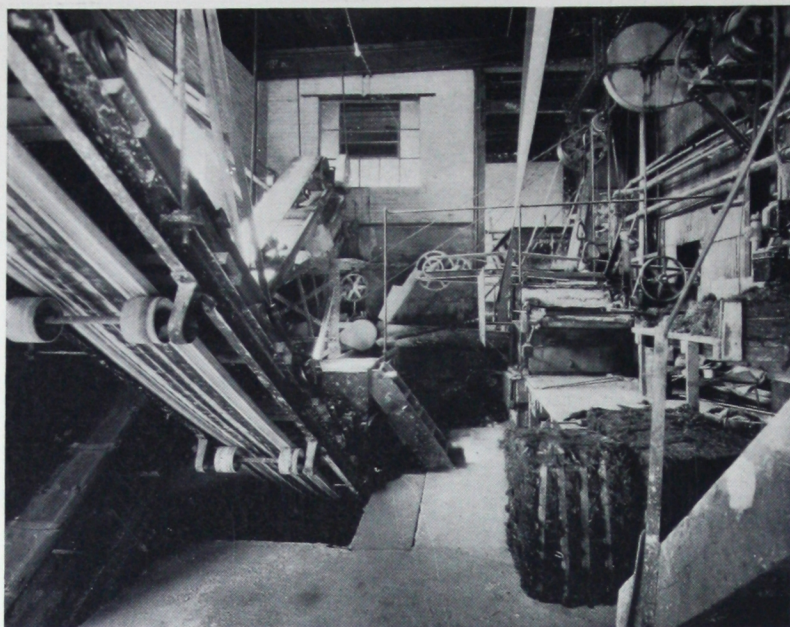


A plan for permanent satisfaction, where every consideration for comfort and spacious living has been duly planned for at the outset. Ample fenestration makes this design suitable for all seasons and for almost any site. Special features are found in the large reception hall, with its tall staircase window, in the protected loggia, in the breakfast porch, and in the three-car garage—an integral part of the design.

An economical plan for the large house, is just as important as for the small. Space must be carefully apportioned to give the correct balance and proper effect. There must be no stinting of space where it is most needed, neither should it be wasted in careless arrangement. The floor plans for this beautiful Tudor house show excellent disposition of the various requirements.



Sufficient bedroom accommodation for the large family, for servants and for guests. Each room has roomy clothes cupboards and bath-room adjoining. A large nursery, well removed from the main portion of the building, is an interesting point in this plan. Above the garage are three servants' rooms, reached by their own stair.



View in a modern mortar-mixing plant. One conveyor belt brings the sand to be screened, and another conveyor belt takes the mortar up to the loading tanks after it has been mixed. Courtesy of the Harbour Brick Company, Limited

The Stuff Your House is Made of

WHAT goes into the actual physical make-up of your house is of primary importance. Never have standards of building construction been higher than they are today; never have science and industry combined with such force to give the home lasting strength and to safeguard the investment of builder and buyer.

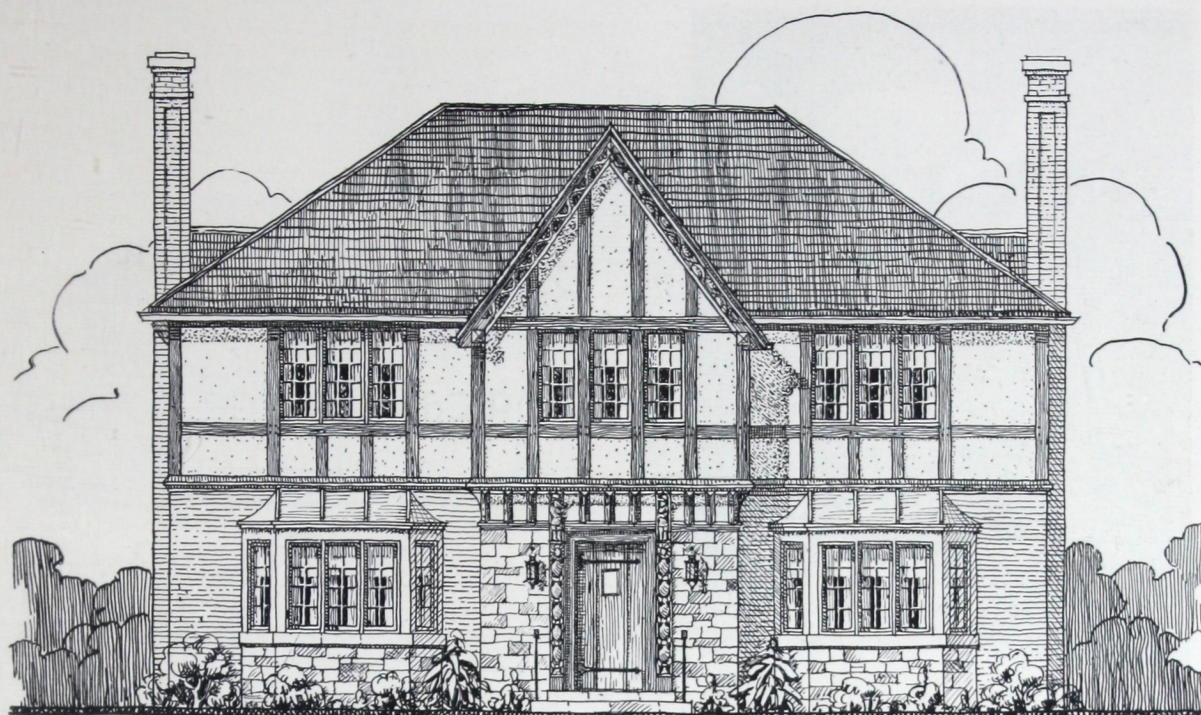
Take mortar, for instance. A building is no sounder than the mortar holding the bricks. Experience has taught leading builders the vital importance of perfect mortar. The best mortar and plaster today are made from an aged lime putty mixed with a washed and screened lake sand. The ageing increases the plasticity and also eliminates any possibility of particles of unslaked lime in the mass. In the modern plant of the Harbour Brick Company, Limited, Toronto, there are ageing tanks with a storage capacity of 40,000 cubic feet, assuring soaking and ageing for at least one month before the product is ready for use as mortar. The same ageing process also has its bearing on the plaster that goes into your house. After being well carded, the proper amount of hair is added to the putty; when the latter is thoroughly aged, there is no risk of the hair being burned. . . . Thus industrial science, after many

painstaking laboratory tests, eliminates "chance" from these two important details in the construction scheme.

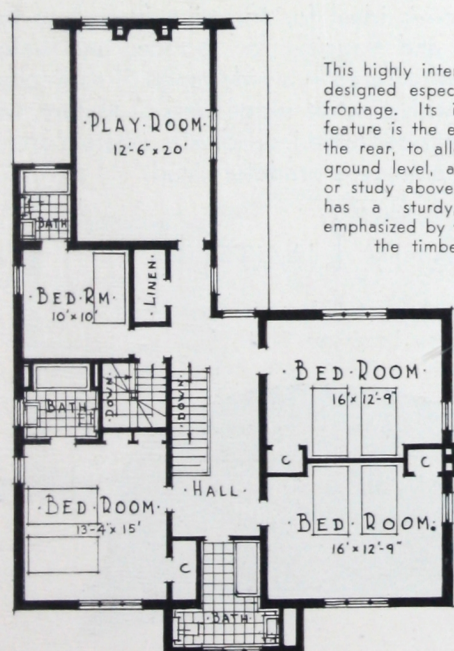
What should the prospective builder look for in brick? Even ten years ago he would have looked in vain for the amazing long-service features which high quality sand-lime brick brings him today, as a result of tests and experiments. In sand-lime brick he gets a product that improves with age, that shows a compression strength of 4,860 lbs. per sq. inch (almost a thousand pounds higher testing than the city specifications call for), that has an unusually low porosity, that bonds better with mortar, that does not scale, that is low in heat conductivity, that shows no disintegration with extreme climatic conditions, that gives the maximum of economy in laying on account of uniformity of size . . . Here, surely, are safeguards for the man about to build.

Still another vanguard of this scientific building age is found in the new Silica Blocks, which with perfectly smooth face give something of the appearance and effect of dressed stone — and at less cost. Due to the method of curing, Silica Blocks remain absolutely true as to size and shape, and, therefore, can be laid up in regular lines with the most pleasing results.

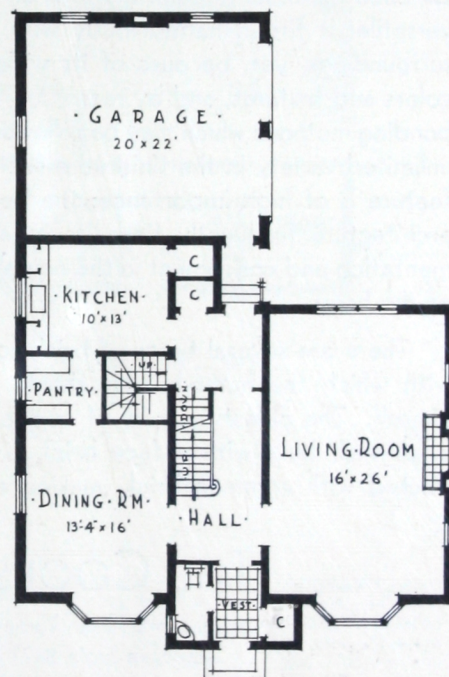
HARBOUR BRICK COMPANY, LIMITED
FLEET STREET - TORONTO



The English Style For a 50-Foot Lot



This highly interesting and unusual house is designed especially for the lot of 50-foot frontage. Its important and space-saving feature is the elongation of the building at the rear, to allow for a two-car garage at ground level, and a commodious playroom or study above. From the front the house has a sturdy, four-square appearance, emphasized by the regular lines of windows, the timbers and central gable.



Following the best modern practice, space is so allotted as to give the lion's share to the important rooms where family and friends gather. The living room, for instance, is spacious and well-lighted, yet has ample wall space for large pieces of furniture. The dining room enjoys a delightful bay window as well as the living room; the pantry between it and kitchen might be used as breakfast nook if desired. Upstairs there are three large bedrooms, served by two bathrooms, and a smaller room for the maid, with bath adjoining.



Brick Is The Logical Choice

BRICK has the peculiar advantage of being at once the most popular material and the most versatile; it fits in harmoniously with any given surroundings, yet, because of its wide range of colors and textures, and by reason of the various bonding methods which may be followed, it offers unlimited variety in the finished effect. This last feature is of high importance; the best modern architecture frequently finds its greatest ornamentation and enrichment in the actual brickwork of the house.

There are several types of brick construction with which the home-builder should familiarize himself. The oldest type is, of course, the solid brick wall, built with a face brick exterior and backed with common brick, making a nine-inch

wall of solid masonry into which floor joists are fitted. The second type uses structural shale tile or Haydite lightweight building units in place of common brick for backing the face brick. The air space in the structural clay tile or the air cells in the Haydite building units form a natural insulation. Both these types of construction give strong, fire-proof substantial walls, warm in winter and cool in summer. The third common type is known as brick veneer over frame construction.

Rubble Stone—harmoniously varied in form and color—is ideal for trimming as well as for rockeries and flagging for terraces and walks. Such stone, offered in a wide range of soft colorings and with a native ruggedness of texture, will give a most desirable individuality wherein architectural harmony is predetermined.

THE COOKSVILLE COMPANY LIMITED

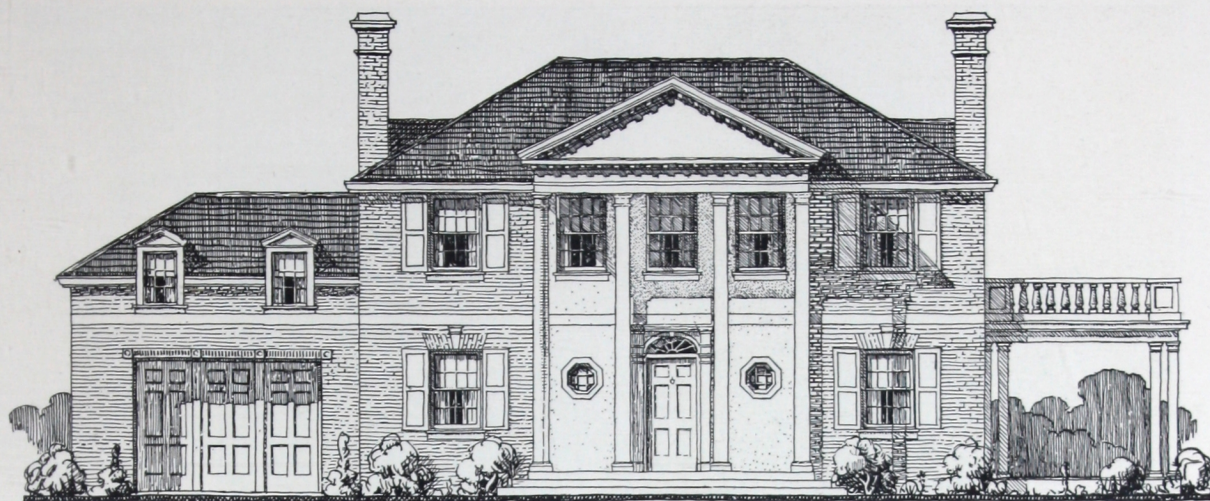
26 Queen St. East, Toronto
Telephone Elgin 8171

320 Canada Cement Bldg., Montreal
Telephone Lancaster 9191

Face and Common Brick
Structural Clay Tile
Rubble Stone
Haydite Lightweight Concrete Aggregate
Haydite Building Blocks and Tile
Haydite Pre-Cast Concrete Roof Deck

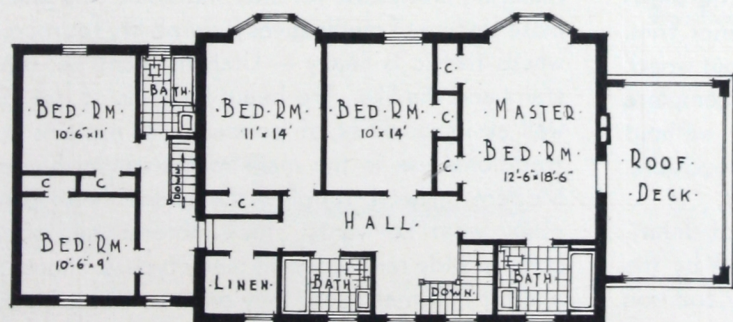
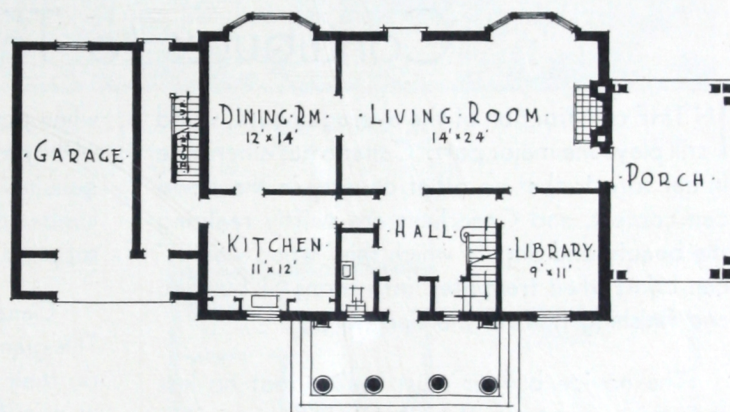
COOKSVILLE
TRADE MARK REGD.
GOOD BUILDING PRODUCTS



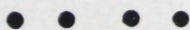


In the Southern Colonial Manner

The principles of beauty never change. The simplicity of line and good proportions of this house are above reproach, and its prototypes found favor in England and in the Southern States when times were not so rushed and life moved at a more graceful tempo. Something of the serenity of those other days has been captured in this beautiful design, with its lofty pillared entrance, its balanced masses and its decorative detail.



Although the style, architecturally speaking, breathes of other days and ways, the plan is essentially modern, adapted to present-day requirements. It would be at its best on a site with views to one side and at the rear, where living room and dining room bays face. The recessed entrance to the garage, which is a welcome protection against snow-blocked doors in winter, includes the service entrance and provides a covered way between house and garage.





Panelling lends dignity to this dining room.

The rich beauty of fine woods is impressive.

Canada's Forest Wealth Contributes to The Home

IN THE construction of the average house, wood still plays the major part. Canada has a heritage in her forests that no other country in the world can contest, and Canadians are swiftly realizing the beauty and dignity which this "wood-wealth" can bring when translated into terms of building and finishing the well-planned home.

The novice builder must realize that no less than thirty per cent. of his total outlay goes into wood and wood products—into rough lumber for framing of wood floors, walls, roofs, into sash, doors, verandah and entrance details, into shelving, into hardwood flooring, stairs, interior trim, into wood shingles. We can't build without wood, for the hidden functional parts; we can't complete a fine exterior or attractive interior without dependence on the finishing touch of woodwork.

The value of a building and its rate of deterioration are determined to a large extent by the care of lumber before its use, and by its condition

when put into place. The man who is concerned with protecting his building investment shows genuine wisdom in buying only from reputable lumber dealers where properly dried material is supplied for the various constructional jobs.

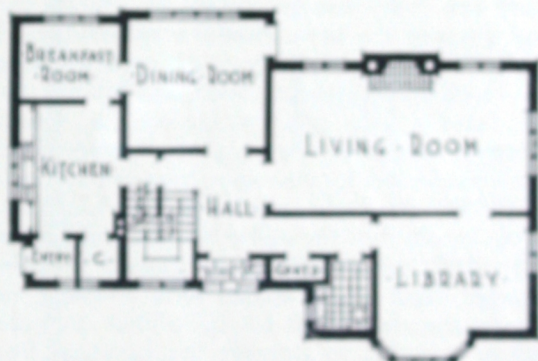
Canada's native woods are at your service . . . The giant firs of British Columbia stand ready to do their duty as rich-toned flooring, as beams or as primitive panelling in the Early English manner. The lordly pine has been discovered afresh in recent years for its varied texture, so charming in panelling and useful for stair material. The plain, close texture of maple gives it durability for rooms where traffic is heavy — kitchens, pantries, rear stairs and the like. The beautiful grain of oak, as well as its qualities of permanence, explains its traditional use in the main rooms of the house. Modern millwork supplies the builder with precisely what he wants; stock material and sizes come in wide ranges to suit many types of houses, and for the small house they are a veritable boon.

THE BOAKE MANUFACTURING COMPANY, LIMITED
DARTNELL AVENUE TORONTO

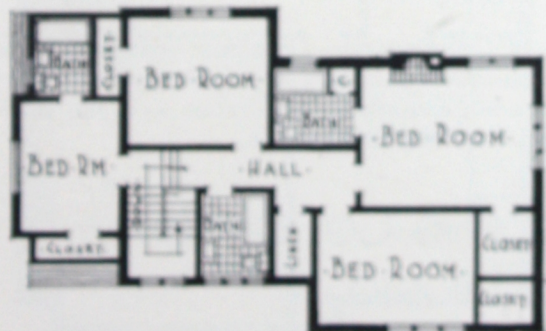


What else could it mean—this charming composition of random stone, plaster and timbers, and picturesque casements? Here is a design that is English through and through, yet does not follow slavishly the ordinary type, but has sufficient fresh features to make it perennially interesting, perennially livable.

The Atmosphere of Old England



The plan, while perfectly logical and economical in space, is nevertheless so devised as to give the effect of the "rambling" English Elizabethan house. Kitchen and breakfast room are neatly tucked away by themselves, to keep cooking odors from the main portion of the house. Living room and dining room enjoy the garden view at the rear, while the library has a large bay window, as well as side light. Upstairs are four bedrooms and three baths.





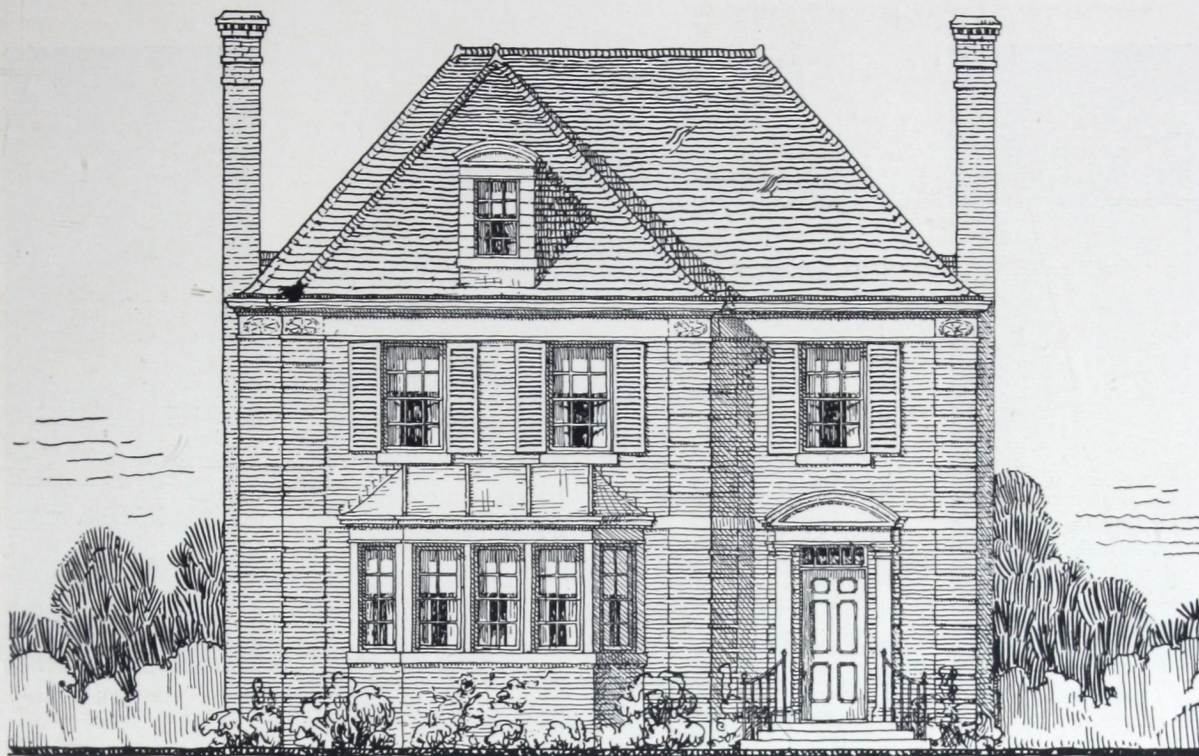
Selected Trim Stamps Character On The Interior

THE term "interior trim" is an important one in the vocabulary of the prospective home builder and, because of the significance of this feature in determining character and individuality inside the house, it is one that must be thoroughly understood. Briefly stated, interior trim includes all exposed wood features within the house — wood being the accepted medium due to its dignity, tradition and its infinite variety as to grain and possibilities in the matter of finishing. Panelling and doors come into this category, but there are many smaller details of interior trim that demand the same careful consideration. In the building trade these items are grouped under two headings — standing finish and fittings. The first takes in such details as casings, i.e., the exposed coverings of the rough frames for doors and windows and for stairways; base or baseboard — the wooden band, anywhere from four to 12 inches in height on the wall at the junction with the floor; dado cap or chair rail — plain or moulded member four to six inches wide which is run around the walls both for decorative purposes and as a guard to prevent the furniture from marking the wall surface; cornice — a moulding which forms an ornamental transition between wall and ceiling; wall mouldings — wood strips applied to plaster walls to mark the area into panels. Fittings, on the other hand, include more specialized details, i.e., built-in cupboards, bookshelves, mantels, radiator enclosures, etc.

Thus it will be seen how important this general classification, "interior trim," must be to the man who plans to build his house, for it is in such seemingly small details that those pleasingly individual touches are to be found. For many years the range of woods for such work has been limited, especially in the lower price classes, but the recent introduction of Philippine Mahogany has brought a new opportunity to architects and builders to use a beautiful wood, varied in grain, and economical in cost. Two years ago this wood was new to the building trade; today it is rapidly growing in favor and is being used extensively by many leading builders. It possesses to a marked degree those features essential to any wood suitable for house trim: richness and variety of figure; non-shrinkage or warpage; easy workability; low price. Philippine Mahogany will take light or dark finish to suit individual tastes, and is a veritable boon to the builder who desires individuality, durability and variety in the interior treatment of his home. The trim can be matched with beautifully figured Mahogany doors and panelling, to give a lasting effect of dignity and richness to the setting.

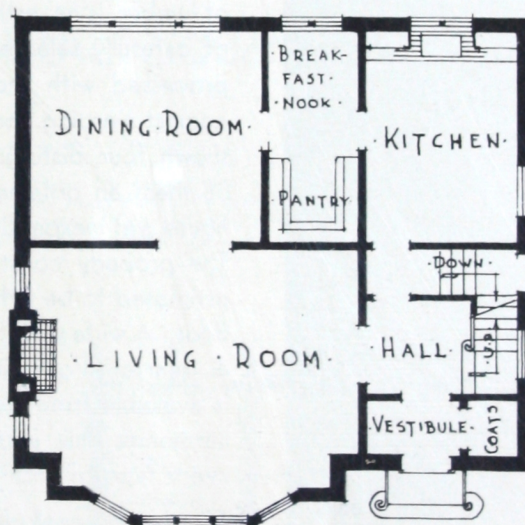
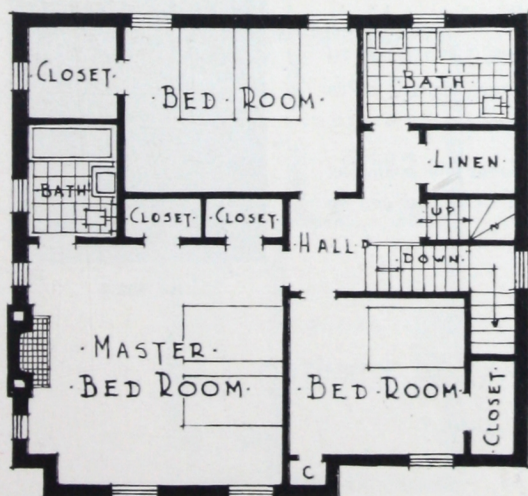
Block Oak flooring — the new "pattern" hardwood flooring that is revolutionizing floor materials and interior decoration — is also available from the Peerless line.

PEERLESS HARDWOOD FLOORING CO., LIMITED
780 DUPONT STREET, TORONTO



A facade of dignity, simplicity and grace; the material is brick, the ornamentation achieved with restraint in horizontal bands of stone, in decorative quoins and in the fine doorway. This simplified Georgian style has few superiors for the city lot.

Quality of Design for the Small House



While actually a small house, this design provides for plenty of space in the main rooms. The living room is interesting for the beautiful sweep of bay window across the front. Hall space is used economically both upstairs and down, thus giving all possible area to the three bedrooms with their capacious clothes closets, and, on the main floor, to kitchen, breakfast nook (which is combined with pantry) and to dining room. Two bed rooms, trunk room and bath may be had on third floor.

The Front Door Gives Welcome

UNDOUBTEDLY the front door "styles" the house. It is at this point of entrance and exit that the builder must give his most careful attention to detail, in order to express accurately and charmingly the architectural feeling of the house, and to ensure happiest impressions, both first and last.

Hardwood doors, those made of oak, gum and birch, are scientifically constructed with layers of well matched veneers over white pine cores — these cores also glued up with greatest care. When well protected from weather by verandah or wide overhanging projection, such hardwood doors give an unexcelled finishing touch to the well-built house. One of the most effective and popular types of doors is the "slab," which, although it gives the appearance of a solid length of lumber, is nevertheless built up of narrow strips of carefully selected, seasoned wood, and then processed with the utmost care to guarantee against warping and sagging. On this page are shown four distinguished new slab doors, each of them an ornament for the carefully finished house, yet inexpensive and of the finest materials. The properly constructed slab door, indeed, is estimated to be fifty times stronger than a panel door. A wide variety of styles, and in such woods as quartered oak, figured gum, fir, pine or birch, is available from stock, and makes it possible to harmonize this important entrance detail with every type of architectural design.

There is a new completely illustrated catalogue now available, priced in plain net figures. A copy will be mailed you on request.



No. 500 C



No. 500 F



No. 500 H



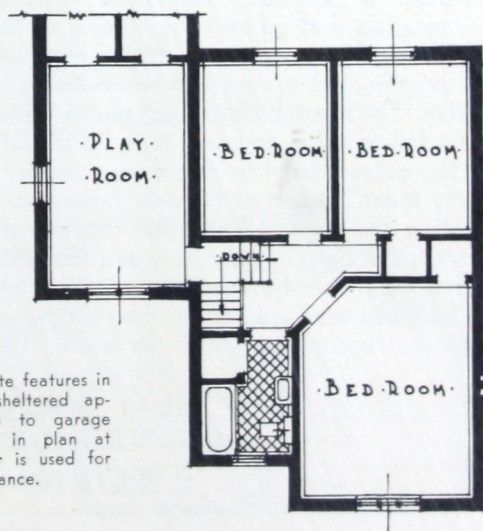
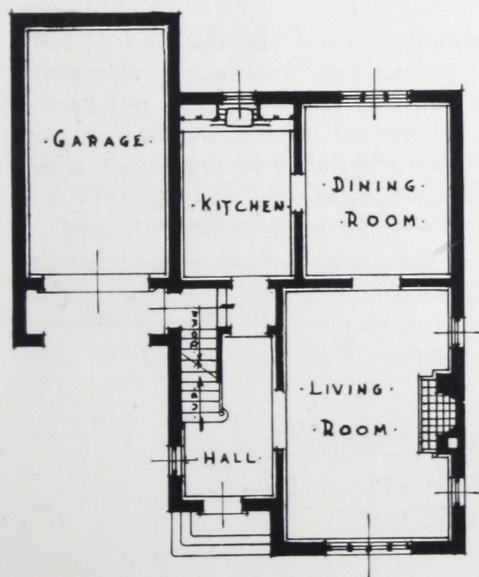
No. 500 G

PANNILL DOOR COMPANY, LIMITED
132 FRONT STREET EAST
TORONTO



An Unusual Version of the Square Plan

A six-roomed house built on the square plan—it sounds commonplace, yet one glance at the arrangement of the floor space shows the manner in which an interesting originality has been achieved in this design. The garage wing, with large, airy playroom above, is an important feature, giving much extra comfort yet requiring little extra frontage, as it takes the place of the customary side drive. Three good-sized bedrooms, with large bath are provided above-stairs.



One of the up-to-date features in this house is the sheltered approach from house to garage entrance, indicated in plan at left; this same door is used for service entrance.

Details That Make For Modern Comfort



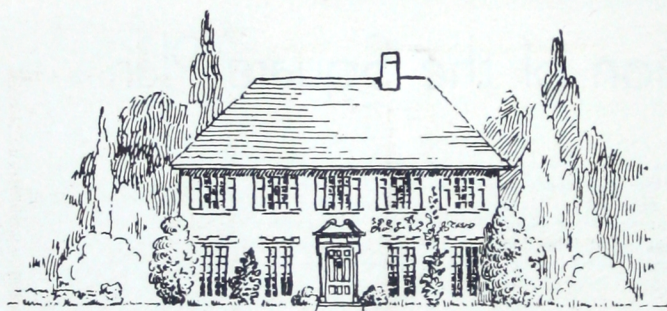
THE house that is comfortable, that can be lived in pleasantly at all seasons of the year, should be the aim of every home-builder. To guard against future disappointment he must bend all energies toward the ensuring of well fitted details like window sash, doors, screens and the like. He must, in a word, **install** comfort at the outset, in order to enjoy it for years to come.

Sash for double-hung windows or for those of the popular casement type, screens that fit and give adequate protection, cupboard doors for built-in features in living room, dining room or kitchen, and the new special combination screen-and-storm doors—these are the details which demand careful attention at the outset to guarantee household happiness and the smooth functioning of the home in after years.

LEEDER PLANING MILL

Lloydbrook 6878

460 SALEM AVENUE - TORONTO



The Materials Are Important

INSIDE or outside, visible or invisible, the materials that go into the making of the modern house must measure up to the high standards set by the leading minds in the building industry today. The home builder must see to it that there is no falling off in any one item; he should realize at the outset that true economy does not necessarily mean buying at bargain rates but, rather, getting the highest value for the lowest price. For the standard of efficiency and the measure of economy are set by values, by the kind and quality of materials used and by their proper employment in the construction of the house. The home

builder naturally cannot be expected to have intimate, professional knowledge concerning each item required in the process, but he can make his investment secure by dealing with a supply house of established reputation, where orders are filled accurately and promptly and where he gets full value for dollar expended.

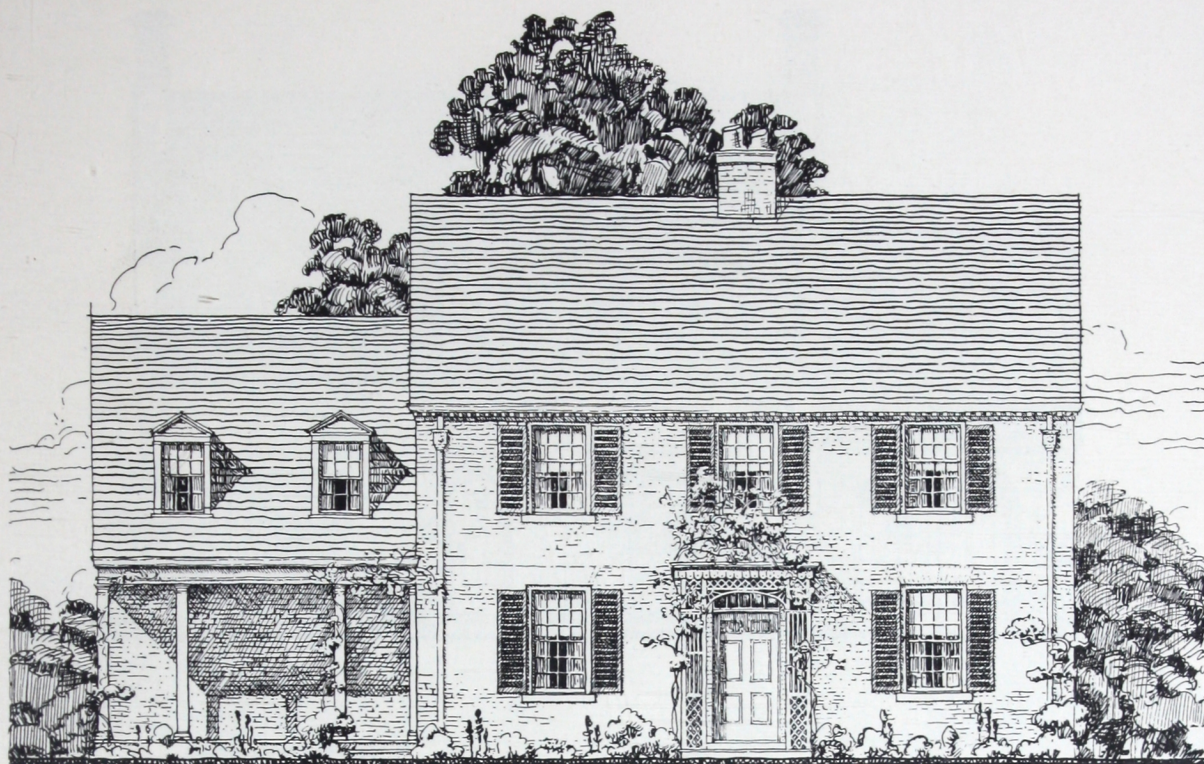
Alex McKay Company, Limited, are prepared to give careful attention to every order for builders' supplies, such as: Lime, Lath, Cement, Gyproc, Ten Test, Celotex, Stuccos, Weeping Tile, Flagstones, etc.

ALEX. MCKAY COMPANY, LIMITED

P. B. McDONALD, President and Manager

2 BROWNS AVENUE - TORONTO

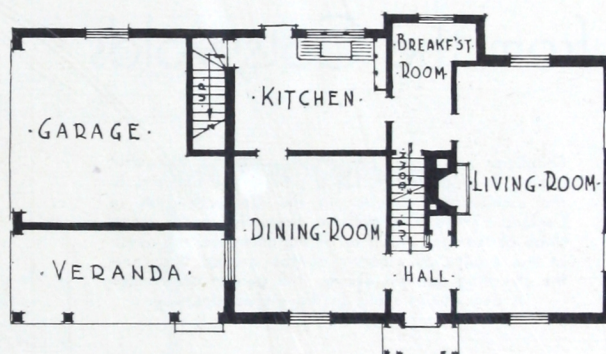
MEIrose 1177-8



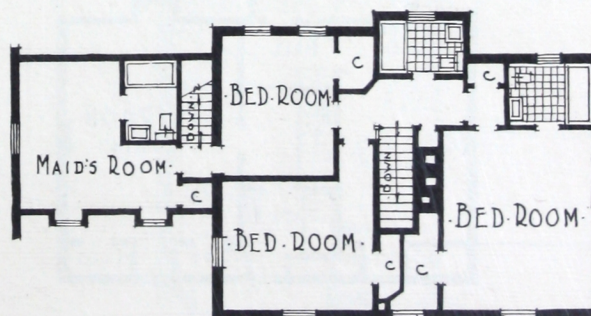
Designed especially for the suburban or country setting, where the true pioneer spirit of the house and its sturdy details would show to full advantage. It is shown here in brick, but would be equally adaptable to stucco or stone

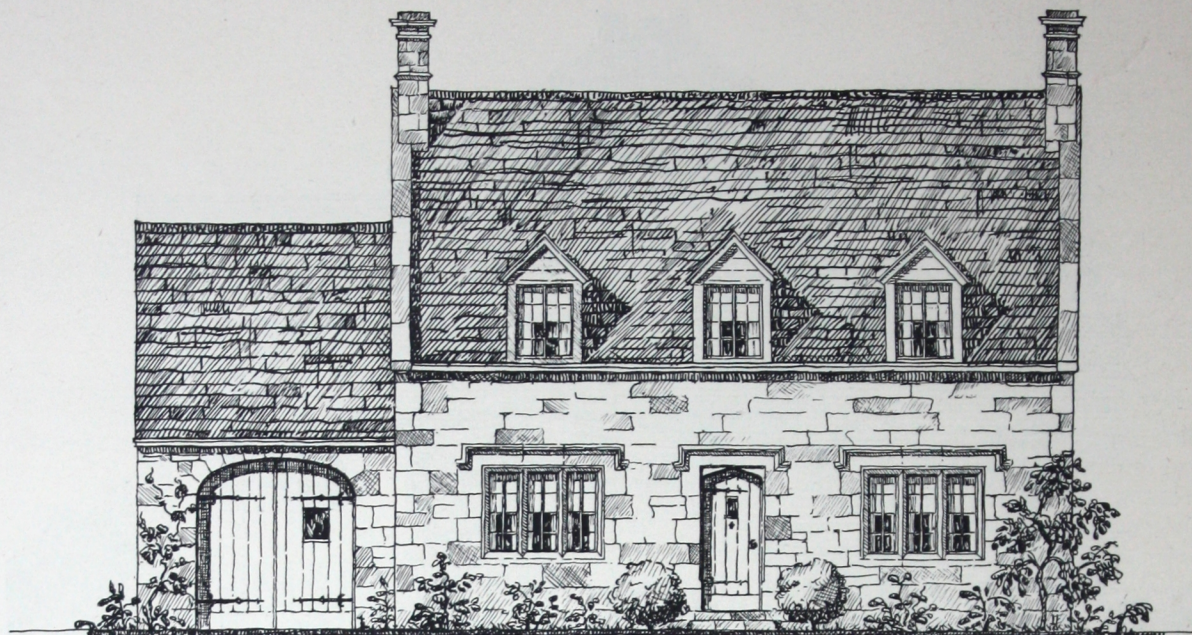
The Colonial Style of Old Ontario

Old Ontario had its own type of Colonial architecture, and the prototype of this beautiful, simple design may be seen in many old communities where the United Empire Loyalist traditions of the founders are still cherished. It is essentially an "Ontario Loyalist" design, but made practical and livable with all modern details and conveniences. Note the manner in which the garage has been arranged, out of sight behind the pillared verandah at the left; above it is the maid's room and bath. Spacious rooms in the main body of the house testify to the consistence of the architecture throughout, for the same air of generosity and unstinting hospitality which characterized those pioneer mansions of Upper Canada would seem to pervade this interesting design.



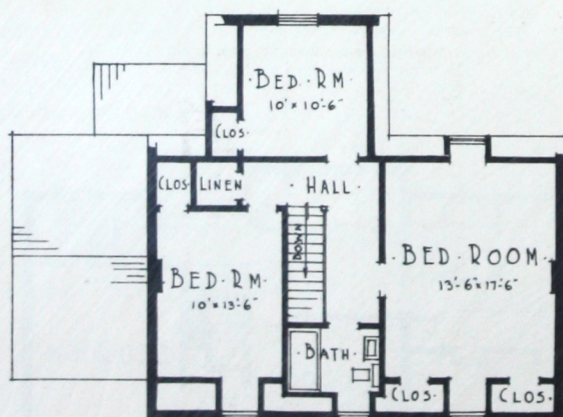
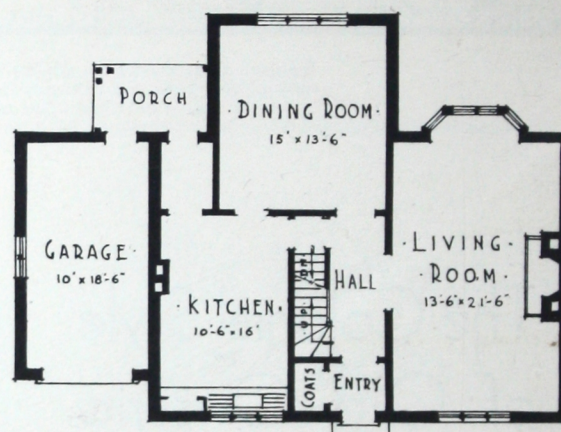
The arrangement of the rooms gives easy accessibility to all parts. Stairs opening off the kitchen lead to the servants' suite above. A breakfast room is tucked away behind the main stairs, between kitchen and living room.





A Picturesque Type from the Cotswolds

Simplicity and good proportion mark this delightful design, in stone, which has a picturesque ancestry in the architecture peculiar to the Cotswold Hills in England. There is a definite character in the steep slope of the roof, the lines of the chimneys, the detail of the groups of windows on the ground floor and the charming dormers above. The garage contributes its own quaint motif in the arched doorway.

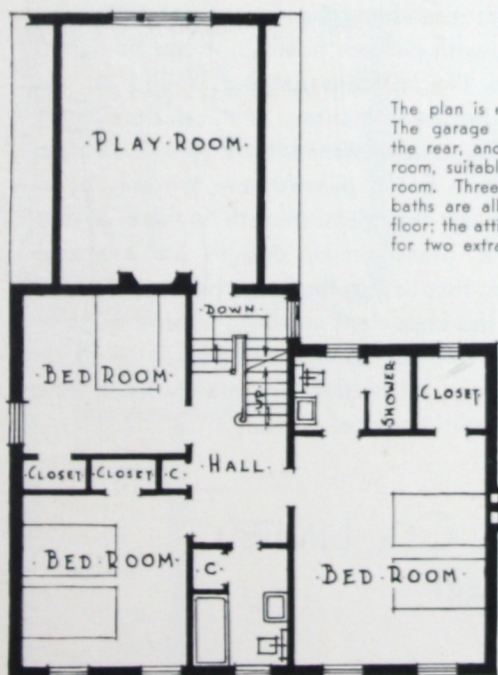


The plan shows a very compact scheme, which takes advantage of every inch of space, and uses it to the full. The rear porch provides sheltered communication with the garage—a feature of much convenience at all seasons. Living room and dining room are large and well-lighted; the kitchen is placed toward the street side. On the second floor are three bedrooms, a bath and roomy cupboards. This house has the additional advantage in that it may be built close to the lot line without crowding, as there are no projecting eaves and no necessity for side light.

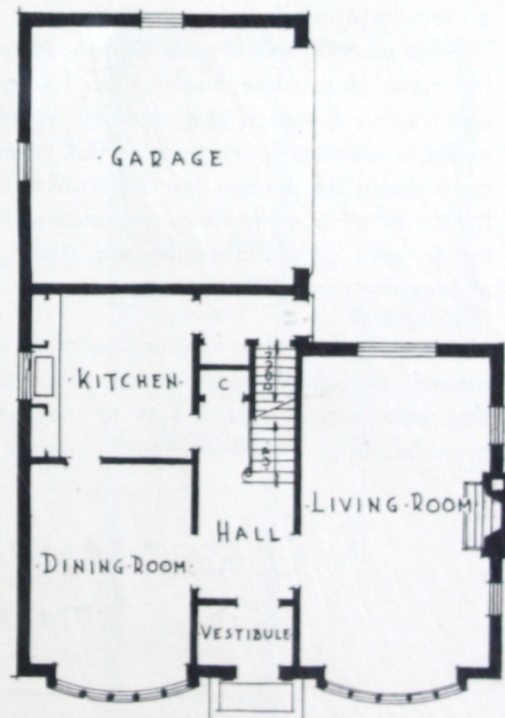


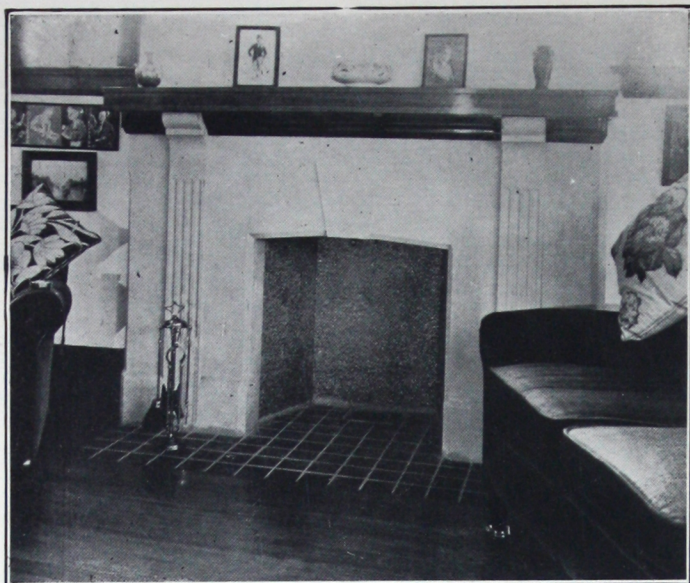
The Georgian Style

From 18th Century England the Georgian style has come down to us; it has proved to be possibly the most adaptable and appropriate for the Canadian climate and scene. Here we see it in all its dignity and grace, suitably simplified for an average-sized centre-hall plan. Brick, of course, is the ideal medium for this type of house.



The plan is exceedingly practical. The garage is taken care of at the rear, and over this is a large room, suitable for library or play room. Three bedrooms and two baths are allowed on the second floor; the attic has sufficient space for two extra rooms and a bath.





The Fireplace: Still The Heart of The Home

THE tradition of the open hearth can never die, at least among Anglo-Saxon peoples. Even though we no longer depend solely upon the fireplace for warmth, the desire for this feature is still strong among us, and no house is saleable today without at least one fireplace around which family and friends may gather.

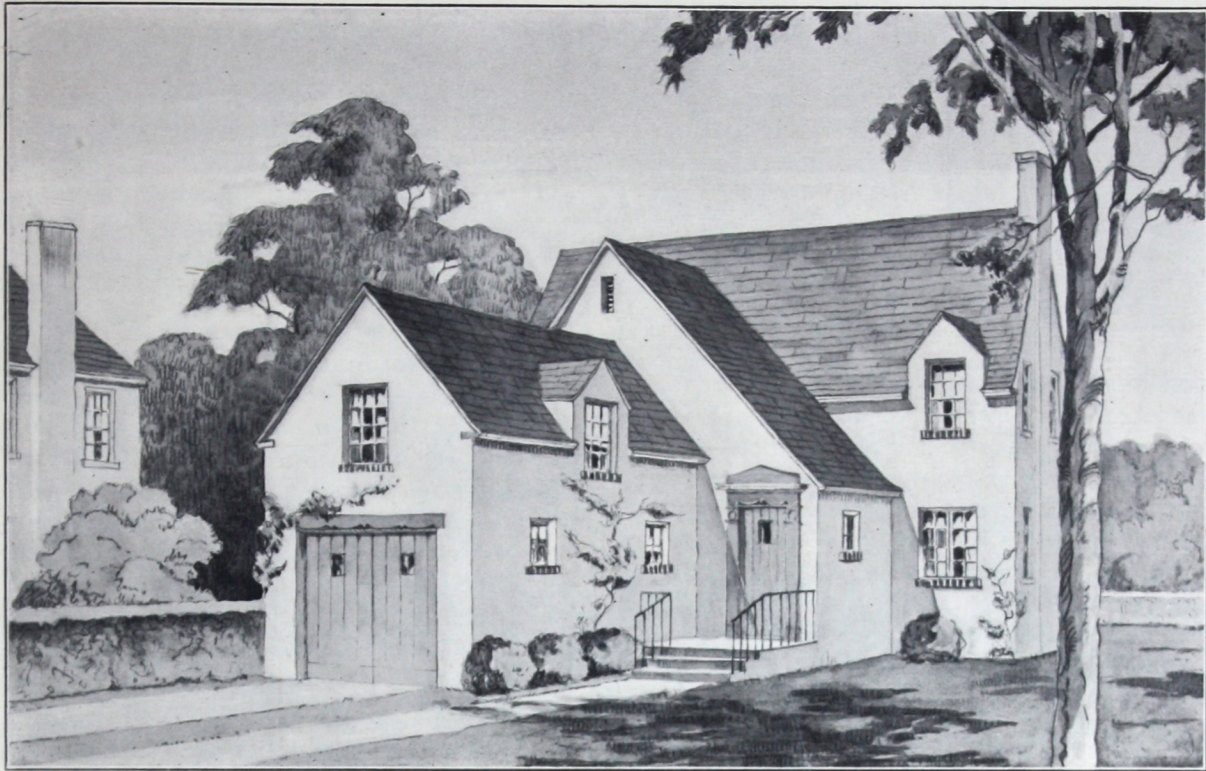
It is this one feature which architects depend upon very largely to "tie" the architectural details of a room together, to bring that necessary rhythm into the scheme, and to provide a focussing-point for major decorative treatments. The properly constructed fireplace and chimney, suitably encased in a well proportioned mantel, combine at once the utilitarian and the decorative, and the builder of a home should be prepared at the outset to give careful thought and study to this all-important interior feature.

The framing of the fireplace with a suitable mantel, properly scaled to the proportions of the room and harmonious as to materials, has great bearing on the final effect achieved. Stone,

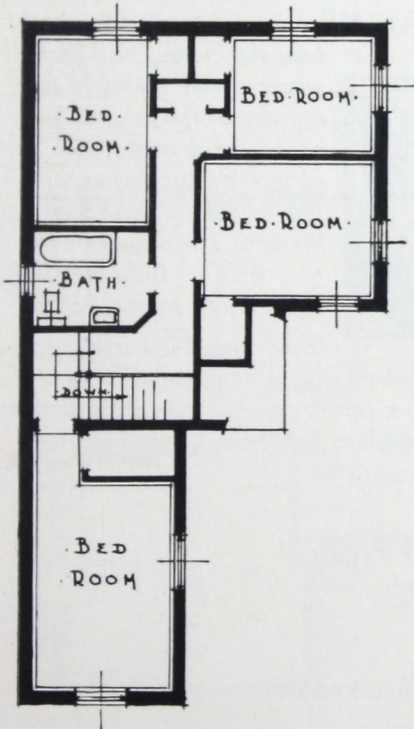
because of its traditional place in the English and Continental home, associates pleasantly with almost any interior scheme, and furnishes that feeling of solidity and secure hospitality which is so eminently desirable.

Today modern science gives us the charm, the durability, the texture of old-time masonry at much less the former cost and with the minimum of effort required for installations. Classic Art Stone is a special new composition which can be surfaced to resemble either lime, Caen or Travertine stone with perfect fidelity. It can be cut to reproduce the intricate carvings found on the Tudor or Jacobean mantels, or it can be treated in classically simple manner as in the illustration above, where fluted pilasters are the only ornamentation on the plain smooth surface of the Art Stone. Many similar designs are available from stock, thus saving the home builder time and money in this important matter of mantel installation; or, if desired, special designs will be made up on order. All models are readily adaptable for gas, electric or coal grate.

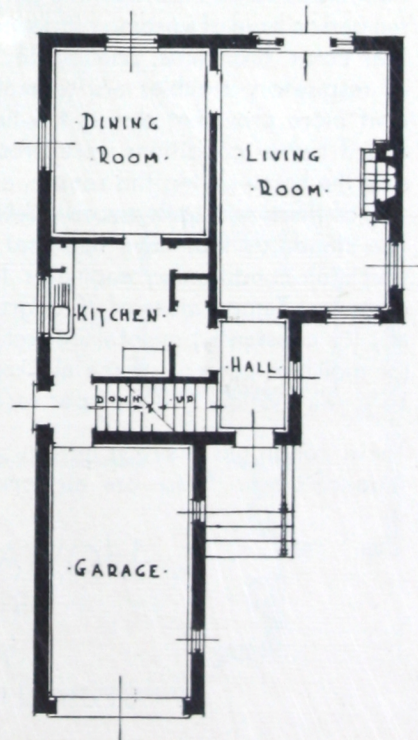
CLASSIC MANTEL AND STONE CO., LIMITED
774 DUNDAS STREET EAST
TORONTO



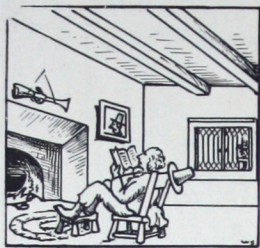
Individuality in the Small House



There is a sparkling individuality at once apparent in this house. Actually an average-sized house, it gives the appearance of much greater space; the design is suited to a narrow lot, and the modern "stepped-back" arrangement of the masses eliminates any possibility of cramped effect. The placing of the garage in front does away with the necessity of a side drive, and leaves the rear side free for garden development. The walls are intended for stucco over tile blocks or brick, and touches of brick are introduced for window sills, etc.



Heating Today's Home



THE heating of a house is generally understood to be the raising of the temperature indoors, to a certain point above the outdoor temperature. Scientifically speaking, that is not a correct definition. To warm the air indoors is only half the job; the air, when heated, must be kept circulating and must contain the proper amount of humidification, i.e., moisture. Since the days of the open fireplace, man has endeavored to secure better methods of keeping himself warm. At the same time, he has, in the majority of instances, lost sight of the fact that, when air is heated, other factors, such as excessive air dryness, insufficient ventilation, fine dust from the dried-out fibres in drapes, clothing and chesterfields, enter into the scene and demand the closest consideration.

Competent medical and engineering authorities, such as the United States Public Health Service, American Medical Association, American Society of Heating & Ventilating Engineers, Department of the interior at Ottawa, agree that 60% of the energy in the human body is derived from the air breathed into the lungs. The better we condition this air to be breathed, the better chance will the person have of warding off disease. They agree that colds, bronchitis, pneumonia, and, in short, all respiratory troubles are several hundred per cent more prevalent during the heating season, and if better conditions were brought about inside the home during this season, a large proportion of these serious illnesses would be eliminated. The standards that have been set, and towards which air-conditioning engineers have set their eyes, are: Temperature of 70 degrees automatically (or constantly) maintained; relative humidity (or moisture content of the air) kept at 45% to 55%; air motion, five feet per second.

These conditions may be introduced in a multitude of ways. There are air-conditioning units

applicable to all types of heating systems whether new or old, devices which humidify the air, circulating units for keeping the air moving. The latest and most satisfactory equipment, however, builds the air-conditioning system **right in with the heating system** when the new house is under construction.

The Howard Furnace Company, 881 Yonge Street, Toronto, builds, in Canada, direct-fired heaters for coal, oil or gas, right into air-conditioning units. Imagine the air in your new home delivered by a Howard Vapomatic System of Air-conditioning, in winter holding the house temperature automatically to 70 degrees, maintaining a relative humidity of 45%, changing and recirculating the air constantly throughout each room every six to twelve minutes, and at the same time cleaning all dust and suspended particles from this air.

During the summer the same system may be used to circulate cool, clean air throughout the building, this air being washed through water.

The Howard Vapomatic Systems cost little, if any, more than a well installed ordinary hot-water radiator system of heating; the permanent benefits derived from specifying the Howard system make it the most economical choice in the long run. With this system, all floor space is available for furnishings, the place of the radiator being taken by beautiful modernistic inlet grilles located



near the ceiling, and hardwood outlet grilles in the corners of the rooms. The heat loss of each room is accurately tabulated, and the system designed thereto, which guarantees an even temperature everywhere in the house.

Investigate Howard Vapomatic Systems before you start to build. We will gladly supply blue prints on your own architect's drawings, and explain just how a truly modern heating system operates.

HOWARD FURNACE COMPANY
881 YONGE STREET, TORONTO

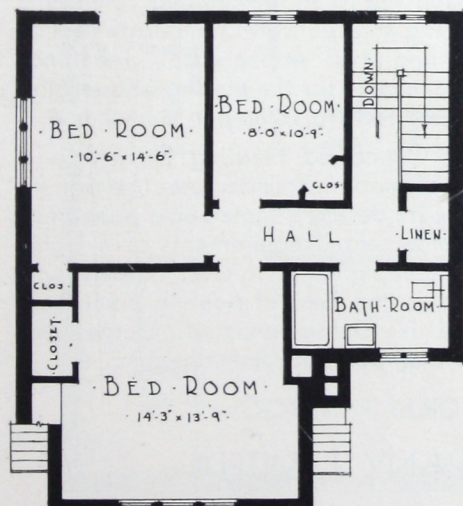
Phones Mldway 2474-5-6

Builders of Home Heating Equipment for Forty-five Years

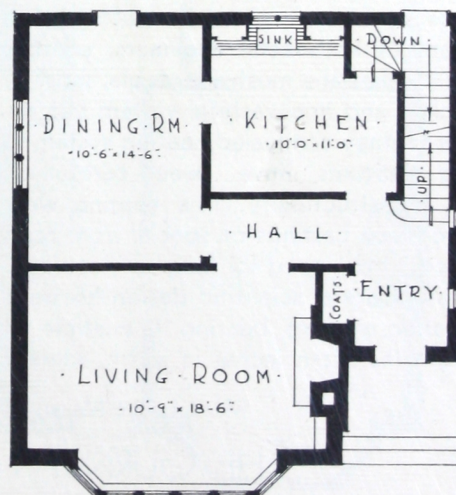


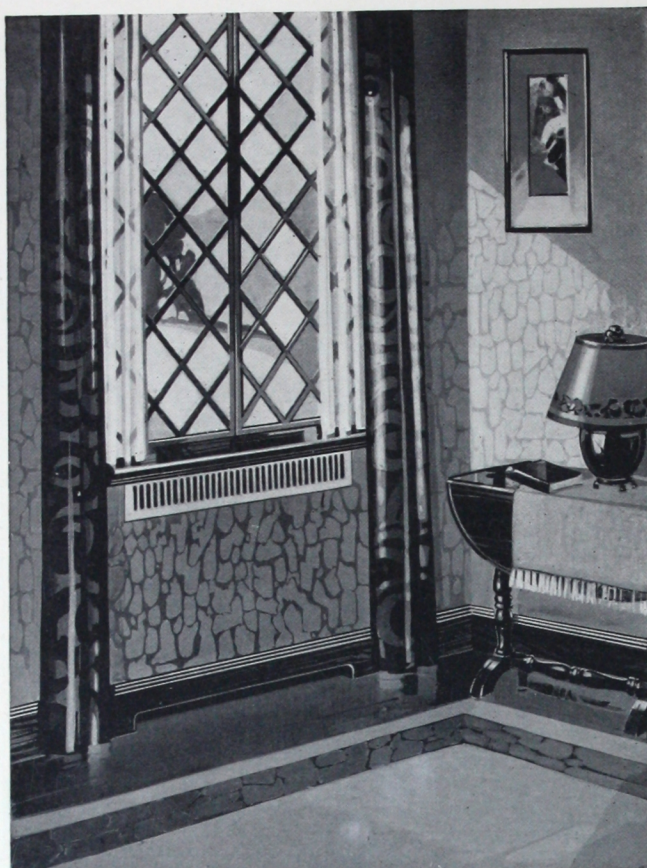
Demonstrating Skilful Use of Materials

With the services of the Guinane Construction Company ready at your disposal, there need be no risk of achieving merely the ordinary, commonplace results. Here, for instance, the architect has cleverly introduced a variety of materials—stone, brick, stucco and heavy timbers—to give fresh interest to a house of average size and cost. Note the decorative effect of the large gable, especially in combination with the wide bay window of the living room underneath.



Again we find hall space reduced to the minimum, and the more important rooms gaining space in the process. Living room, dining room, kitchen are compactly arranged, while upstairs are two good-sized bedrooms and a smaller room, with modern bathroom.





Concealed Heating

The modern answer to the demand of the home-builder for an efficient thoroughly economical heating system, and one that eliminates bulky, unsightly fixtures in the room.

OF VITAL, permanent importance to the family's comfort and health is the home-builder's choice of a heating system. Climatic conditions in Canada bring this one feature of household equipment into the very forefront of vital necessities, and the prospective builder is wise who studies this factor in home comfort.

Concealed heating is undoubtedly the most revolutionary movement in this field today. Within a few years since its introduction it has become a recognized feature of all modern buildings, and has received the enthusiastic endorsement of architects, engineers, contractors and builders as the most adaptable, most easily controlled and non-wasteful system yet devised. In the Gurney concealed heating system the following features have been carefully stressed: (1) Indestructibility. The heating elements are one-piece castings of special iron, resulting in a product designed for long service; (2) Compactness. Careful scientific design has resulted in a heating element, bearing its multiple fins, of not more than four inches in width, which makes in-

stallation behind the wall surface a simple matter. Heaters in all lengths from 12" upward, are available; the builder chooses his size according to the cubic content of the room. (3) Accessibility and ease of cleaning. Any dust accumulation is easily secured by the insertion of a vacuum cleaner nozzle through the air intake opening at the floor. Heating element, adjacent fittings and piping are immediately accessible through the removable front. (4) Even room temperature. Convection currents diffuse heat evenly through the room, eliminating cold spots and maintaining an even warm temperature at all points. (5) Improved appearance. The floor space is left available for the placing of furniture; no cumbersome radiators hamper the scheme.

The Gurney Concealed Heating Element is a masterpiece of modern foundry practice and incorporates in its design a remarkable adherence to all the fundamental requirements of a highly efficient and compact heating unit. Ninety years of leadership in the field of heating equipment stand behind this Gurney product. Gurney also makes the Trojan boiler for home heating. . .

Made by the Makers of TROJAN BOILERS and COPLEY RADIATORS

THE GURNEY FOUNDRY COMPANY, LIMITED

WINNIPEG

TORONTO

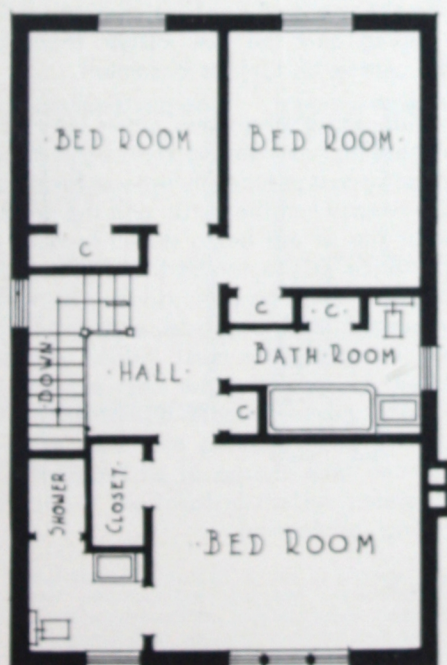
MONTREAL

VANCOUVER



A Compact Plan

Two elevations, each distinguished by lightness and grace, which would be suitable for use with the highly practical plan shown below and at right. Although this is necessarily a small house, with every foot of space carefully disposed of to best advantage, it is interesting to find such modern touches as the separate bathroom en suite with the master bedroom, the sunroom off the kitchen which can be used as a breakfast room or dining porch, and the lavish clothes cupboard accommodation. A very successful house for the small family.





Glazed tile has been effectively brought into the scheme for this delightful sunroom, by means of floors, dado and as a decorative frame for doorway and windows.

The Practical Uses of Tile

MUCH of the modern beauty and glistening efficiency of sunrooms, kitchens and bathrooms are traceable to the revaluation of tile as an interior finish. Its practical, sanitary virtues are known to every housewife, and its decorative possibilities, its range of color and possibilities of delightful pattern, are legion. The full wall or dado of glazed tile, in any desired color, gives a sparkle and enduring freshness to bathroom or kitchen, while floors finished with the hard, smooth surface of ceramic mosaic guarantee long life and the saving of time and labor in their care. Tile offers that highly desirable combination of use and beauty which today's home builder demands throughout his house.

TILE CRAFT COMPANY
3194 YONGE STREET - TORONTO

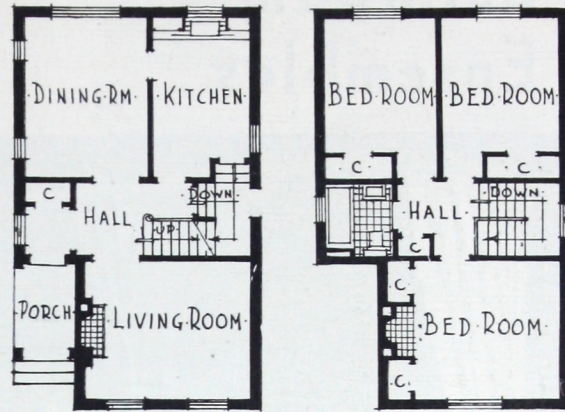
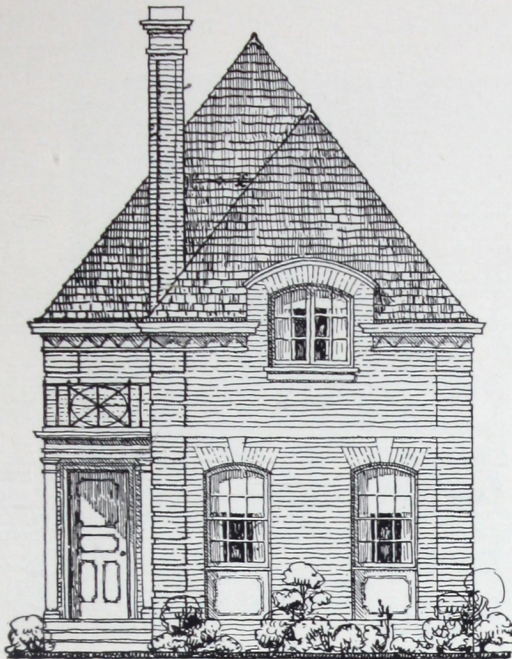
Careful Installation Guarantees Heating Efficiency for All Time

THE best heating system that science has yet devised must still depend to a great extent upon proper installation for its full efficiency. Indeed, this phase of the science of heating is a separate engineering study in itself, and haphazard decisions and faulty design are only too frequent results from inexperienced supervision. The science of the heating engineer is an exact one. The cubic footage of every room, the various exposures, the apertures such as doors and windows, the construction and thickness of the wall, and an expert knowledge of the principle and operation of the particular heating system specified — all these are subjects of prime importance and must be investigated thoroughly in order to ensure proper distribution of warmth throughout the house. Irregular "spotty" heating, which is such a common complaint in many otherwise well-built homes today, is almost always

found to be the result of poor installation, of insufficient piping and the like, rather than the fault of the central unit in the basement.

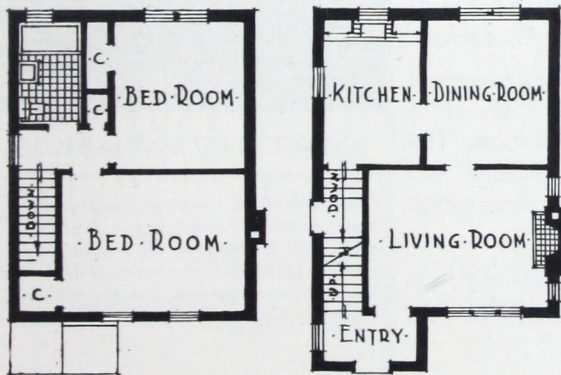
In these rapidly advancing times, when the whole subject of heating has been so thoroughly overhauled, when there is a type of furnace for every conceivable need, when the purity and the proper circulation of the air are being shown to bear as much importance as the temperature of it, and when emphasis is being properly divided between healthful comfort and practical economy, the prospective home builder must indeed protect his investment by securing the best experts to install this vital part of house equipment. The staff of John Staden, heating engineers of long experience, can take charge of all types of hot water and steam system installations — to the owner's lasting satisfaction.

JOHN STADEN
Heating Engineers
5 ALDWYCH AVENUE - GLad. 2256 - TORONTO

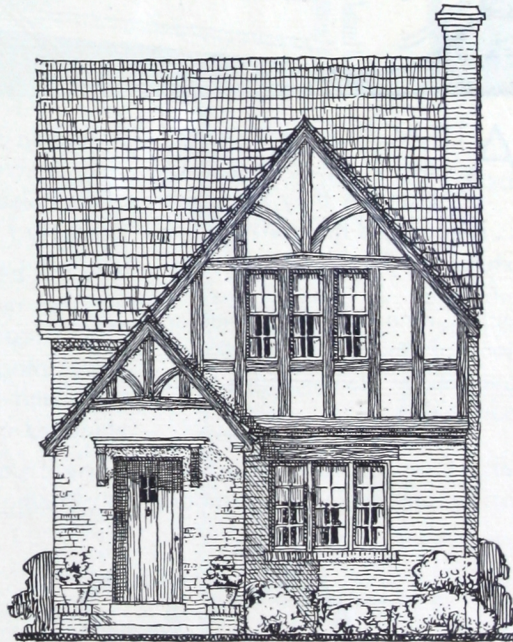


Charm and neatness and practical comfort have been planned for, from foundation to ridge-pole, in this attractive design for the small house. No detail of modern convenience has been overlooked; yet the house can be built at an amazingly low figure. Note the economical arrangement of the rooms in the floor plans, above,—the minimum space for halls, and the maximum for important rooms. Yet, as well as economy and compactness, the builder in this case gets something more: architectural style and sturdy construction.

The Small House Can Have Style



Another workable plan for the small house, showing two good-sized bedrooms, with ample clothes cupboard accommodation, a smart modern bathroom; on the ground floor, usual hall space has been given over to the large, airy living room, which opens off the vestibule.



An English cottage brought up to date, with no sacrifice of the quaint Old World charm of this style, yet with all modern devices and conveniences to make for permanent comfort. The double gable, with its facing of plaster and timbers, is effective.

CRANE

Bathroom Ensembles



for
Every
Home
and
Purse

ATTRACTIVE bathrooms don't "just happen." Nor are they expensive ... if you build them with Crane fixtures.

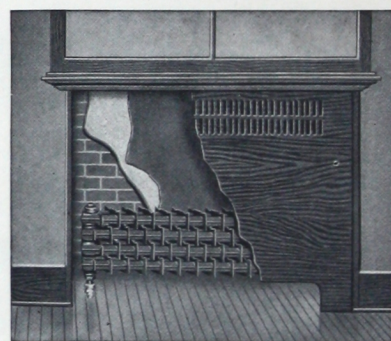
Each Crane unit is a masterpiece of design and efficiency, to make the planning of a bathroom easy.

With Crane fixtures you need not be satisfied with a random

collection of unmatched pieces. They enable you to have a room of well-planned unity; a room of character, beauty and comfort.

You will be agreeably surprised at the moderate cost of a Crane-equipped bathroom. The price range is complete and every unit offers the Crane high standard of quality.

Consult your architect for help in planning your new bathroom.



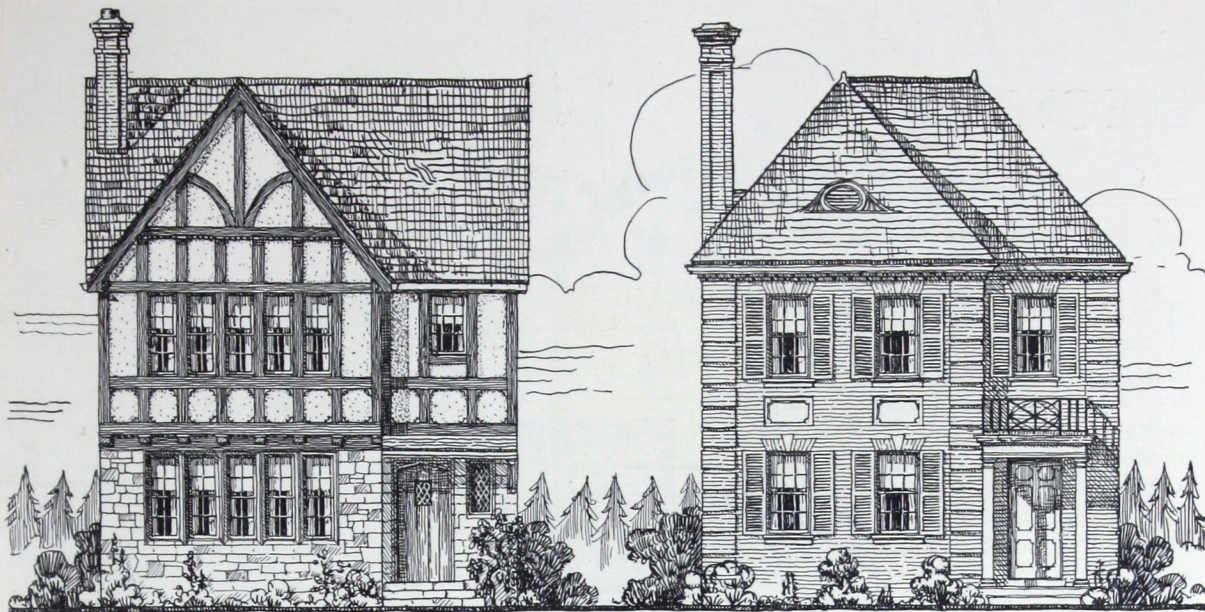
CONCEALED RADIATION
... another Crane achievement

Crane Concealed Cast Iron Radiator makes home heating inconspicuous. The equipment itself is designed for maximum efficiency, prevents dust accumulation and permits of easy cleaning. Ask your architect about this Crane achievement.

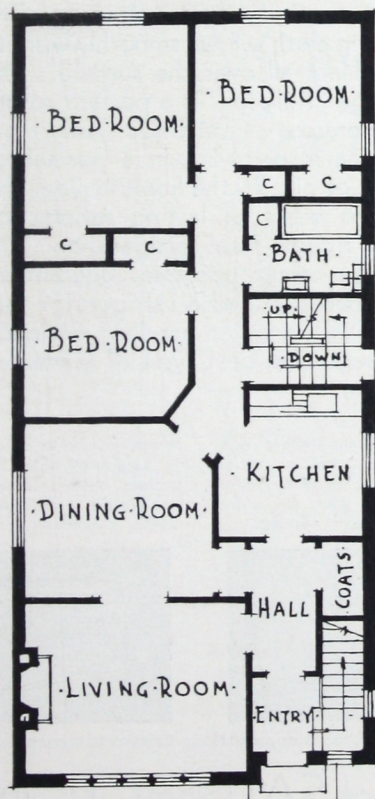
CRANE

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CRANE LIMITED, HEAD OFFICE: 45-51 LEMAN STREET, LONDON, ENG.

*Branches and Sales Offices in 29 Cities in Canada, and British Isles.
Works: Montreal and St. Johns, Quebec, Canada, and Ipswich, England*

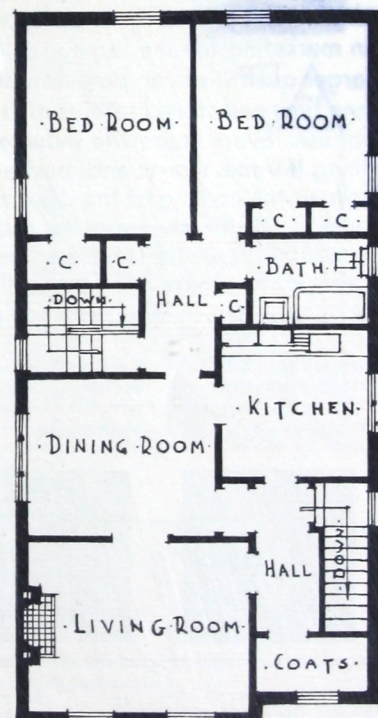


The Two-Family House In Fresh Interpretation

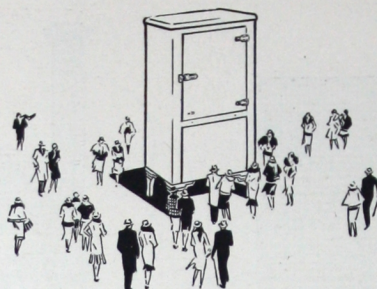


Solving the problem of the two-family house, our Architectural Department has approached the subject in the most practical, economical fashion, at the same time with due regard for dignified treatment of the exterior and pleasing proportions throughout. On this page are shown two different plans—the one at left for a lower floor, the one at right for a second floor scheme. Either plan could be worked out with either elevation shown above.

The difference in these suggested floor plans lies in the amount of bedroom accommodation. On the left three bedrooms have been allowed; while on the right two slightly larger bedrooms are provided. In each case there is a spacious living room with fireplace, a convenient dining room, a good-sized kitchen and commodious bathroom. The elevations above show the romantic Elizabethan style, with gable, timbers and plaster above stone, and, on the right, the firmer Georgian type of facade.



ELECTRIC Essential to



REFRIGERATION the Modern Home

TRULY, a home is judged in its efficiency today by the up-to-date-ness of its equipment. The kitchen, once a place of drudgery, now operates with all the smoothness and minimum of effort which modern science can devise, and every home-maker will tell you that the true test of household efficiency comes in an examination of the equipment in this workshop of the home.

Consider the amazing advances made in refrigeration within the past few years. In the electric refrigerator today we have a spotless, silent servant ready to serve long and faithfully with tireless efficiency. With one of these marvellous units at hand, it is possible to keep a fresh supply of healthy, wholesome food at a temperature of between 40 and 50 degrees, night and day—the only safe temperature for storing food and drink. This means greater economy in marketing for the family table, for larger quantities can be purchased at one time and stored safely until ready for use. Every housewife knows something of the worry and bustle that follows the coming of the unexpected guest. With the capacity and dependability of the modern electric refrigerator, there need be no flutter or confusion in the well-equipped

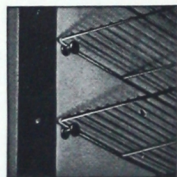
The Norge food shelves are at convenient waist height. No stooping or reaching.



All food compartment corners are rounded for easy cleaning.



Black Bakelite buttons hold the Norge food shelves. No hooks to catch when cleaning.



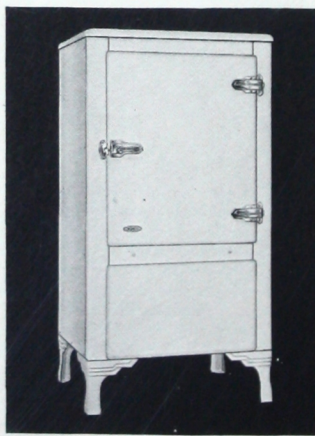
household. A refreshing drink, tinkling with pure ice, is ready in a moment; ice-cold salads and frozen desserts can be served quickly and easily, and, afterwards, the "left-overs"—for years the problem of the housewife—are stored away, to be used next day or the day after that. There is no waste in a kitchen equipped with electric refrigeration.

In the new Norge refrigerator the housewife finds a saver of time, labor and money. No more ice with its attendant mess and work. No damp, unpleasant ice-box to look after, no cleaning up after the ice-man's visit. There is less waste and therefore less garbage. This new 1932 model is simplicity itself to keep spotless and sanitary. Corners are rounded, and even the shelves are held by bakelite buttons to facilitate cleaning. The wiping cloth will run smoothly without catching, all over the surface. The Norge "Rollator" is a perfect rotary compressor—just three slowly moving parts revolving in a permanent bath of oil. To the home builder this means years of lasting satisfaction and trouble-free refrigeration. The Norge owner possesses guaranteed refrigeration and a refrigerator that is an all-Canadian product, designed to serve the best type of Canadian home.

Norge legs are flat, smooth bottomed, will not mar the floor. Easy to sweep and clean under the cabinet.



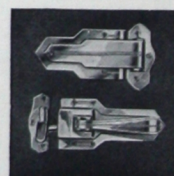
5-point cold control and de-frosting switch inside for convenience. Mounted on the freezing compartment shield.



Ice Compartment tight sealed by a spring hinged porcelain door, keeps your ice cubes fresh and odorless.



Norge hardware styled to harmonize with the cabinet design. Heavily plated with non-rusting chromium.



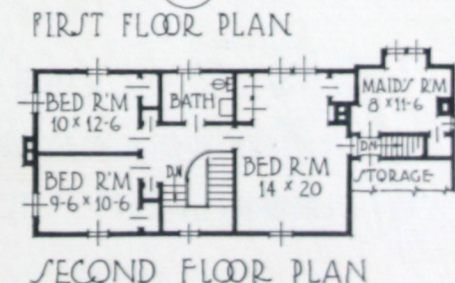
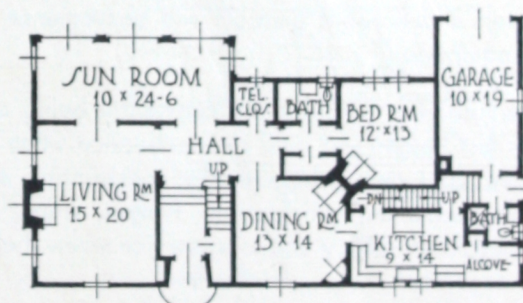
NORGE "Rollator" Refrigeration means years of SATISFACTION



A Quaint and Charming Design For The Suburban Property

One senses immediately the innate charm of this house, which is a modern interpretation of an old Brittany farmhouse. Although equally adapted to different building mediums we show it here in white frame, which in its rural setting would be a welcome retreat from the rush and bustle of city life. Wide V-rustic siding with bevelled quoins applied over the siding at the corners, and for the ell (at the right) vertical siding of wide random widths with battens, and wavy edge siding in the gable, give an interesting surface variation from the ordinary frame house.

The plan is unusually ample and complete. The hospitality of wide openings from the hall combines in a rare degree with an entrance that offers privacy. The sunroom, which in summer is practically the living room of the house, is amply large. The downstairs bedroom with bathroom adjoining is a great comfort, particularly when entertaining. With its snug little fireplace it would be equally suitable for either den or study. The corner fireplace in the dining room is balanced by a built-in cupboard for the display of the hostess' choicest bits of old china.





Concrete: A Plastic, Durable Medium with a Thousand Different Uses

CONCRETE, the material with a thousand uses, enters both directly and indirectly into the home builder's scheme. To it are given many significant rôles, calling for special strength and permanent dependability, and in this group are included such structural jobs as foundation walls, footings, cellar floors, and full exterior walls. Concrete is the sturdy man-made substitute for stone, and even as far back as Roman times was known and respected for its hard secure, long-life qualities.

Today, there are other important uses for concrete, besides the purely structural ones. It has been recognized as an element for beautification of the home property. Because of its liquid plasticity during the mixing and pouring processes, concrete can be moulded into many beautiful, graceful forms, particularly suitable for the exterior ornamentation of the modern house. Fountains, bird-baths, sun-dials need no longer be considered in the category of costly garden adornments; concrete can reproduce any of the luxurious marble designs at a very small cost, and can give the same guarantee of longevity.

There are also special utilitarian jobs which concrete can undertake with permanent efficiency. In suburban or country districts where water and sewerage systems are matters for the individual property owner's arrangement, the concrete septic tank has proved itself a boon. Properly waterproofed, soundly constructed and judiciously placed, these concrete tanks have solved this major problem in a highly satisfactory manner, and brought comfort and convenience to all rural properties thus equipped.

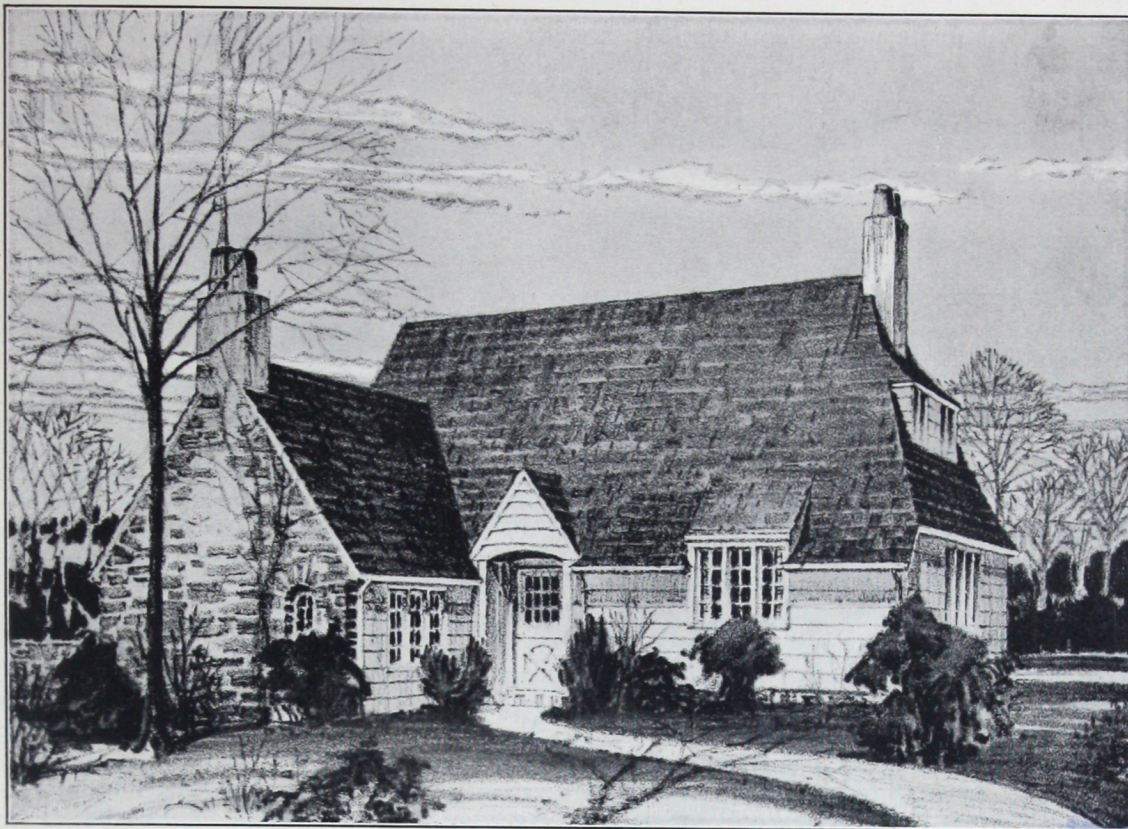
Other uses for concrete are constantly being discovered. Paths and walks last longer and give cleaner service when built of concrete; the garden pool demands concrete construction and proper coping to ensure permanent satisfaction. Piazzas, steps, garden structures are doubled in efficiency and long service when their surfaces are smooth with concrete.

V. CASONE

CONCRETE WORK AND DRAINS

2127 DUFFERIN STREET - TORONTO

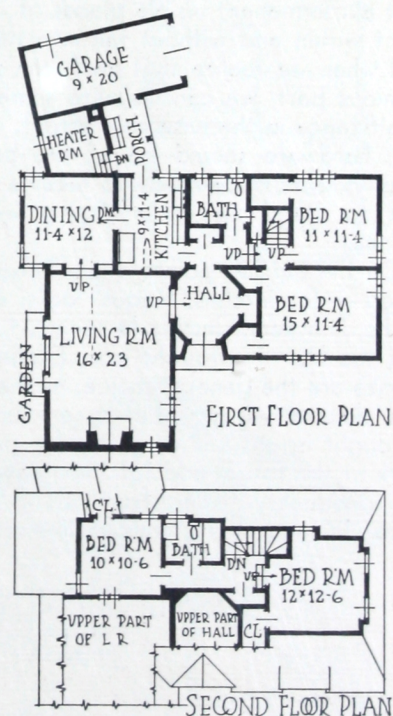




The Small House that is Different

This story-and-a-half house happily combines individuality with good sound planning. The exterior, while adaptable to almost any building medium, is here presented with wide lapped white stained siding with the projecting end wall of the living room in stone. The high pitched roof is in line with the modern trend of good design, and the ensemble harmonious and appealing.

Inside, the interesting octagonal hall is roomy and opens directly into the living room. Easy and private communication is provided between adjoining rooms through a minor passage, thus preserving for the hall a dignified atmosphere of welcome. The large living room has an open ceiling with rafters exposed. This studio type of room is becoming ever more popular, and due to its decorative features may be made quite charming with a minimum of furniture and fixings. The bedrooms are quite isolated from the living quarters and are provided with ample closet space. The upstairs with its two bedrooms and bath might well be left unfinished until some later date.

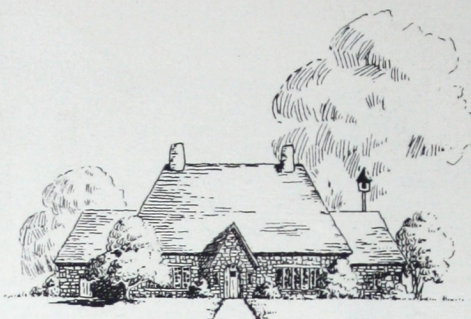


Hardware: The Jewellery of the House

THERE are two kinds of hardware that go into the building of a house. The first is known as "rough" hardware, which covers such items as nails, screws, hangers for supporting the ends of joists, window weights and the like. These are important from the utilitarian standpoint alone, as in the final result they are hidden from view. The second class is known as "finished" hardware, and, in addition to its functional qualities is a highly important element in shaping the character of the house, both inside and out. Finished hardware plays a significant and intimate part in the comfort and safety of the household, and at the same time offers the home builder an unique opportunity to place the final signature of architectural style on his house. Architects estimate roughly that the cost of finished hardware is generally two per cent. of the total cost of the house.

The inexperienced person has a habit of taking hardware for granted, yet when we remember that all permanent visible pieces of metal equipment within and without fall into this category, and when we realize that each can play its harmonious part, we can visualize something of its significance in the ensemble effect. For exterior use, hardware should be of the best possible quality; it must be ready to receive hard usage, and to stand up under trying weather conditions.

On the outside points where hardware is indicated — for latches, hinges, locks, escutcheons, knobs, knockers, shutter fasteners, foot scrapers and the like — wrought iron, English brass and bronze are the general choice, as their durability and decorative contribution are unquestioned. Wrought iron is still a matter for patient hand-work at the forge, and for that reason possesses an individuality distinct from other kinds of hardware. Instead of passing out, like so many other



handicrafts, the art of the smith has flourished anew in recent years, owing to the revival of interest in Early English, Georgian, Cottage and Colonial types of architecture. Indeed, there is hardly a domestic architectural style that does not admit of the use of iron hardware—with restraint, of course, and in designs harmonious with

the whole.

Brass and bronze also have excellent precedent in regard to style and fitness for domestic hardware. The front door painted a rich dark green, or deep blue or warm brown looks its best when trimmed with polished brass knocker, knob or latch-handle. Bronze is likewise attractive and enduring. Of recent years chromium plate, always gleaming bright, has been introduced for this purpose; other new materials are the interesting nickel-steel, nickel-copper and aluminum alloys.

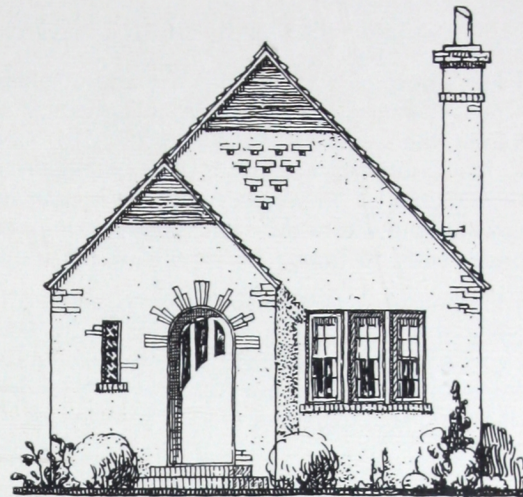
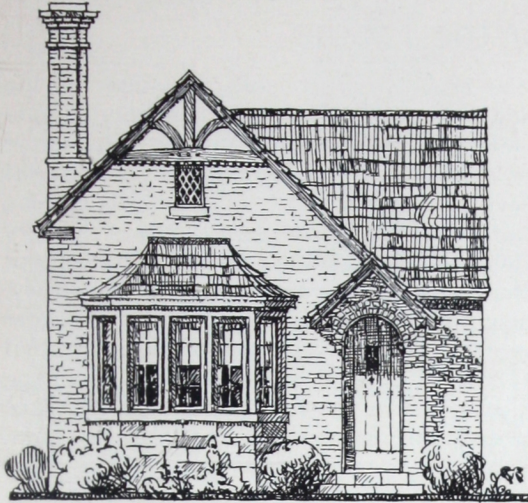
Inside the house the same long-life metals are generally used, although greater variation is permitted here, owing to freedom from weather and exposure and to the variety in room treatments. In addition to brass, bronze, iron and the like, the owner can have door knobs of nicely cut English glass, of nickel finished with a Dutch silver dullness, of gaily hand-painted enamel, and of celluloid composition. This last material has a wonderful glossy finish and comes in many colors, suitable for all bedroom, dressing room and bathroom schemes.

Hardware, indeed, has been appropriately termed "the jewellery of the house." The sturdy functional qualities of the various metal equipment that goes inside and outside houses of today are now being expressed in satisfying decorative forms to suit the type of architecture, the color scheme, and the owner's budget. The choice of such fittings, which should give the key to the character of the house, must always be an important consideration to the builder of a home.

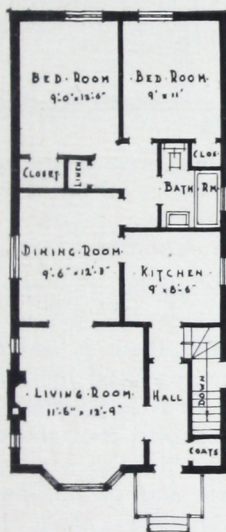
IDEAL HARDWARE AND GLASS COMPANY

3194 YONGE STREET : TORONTO

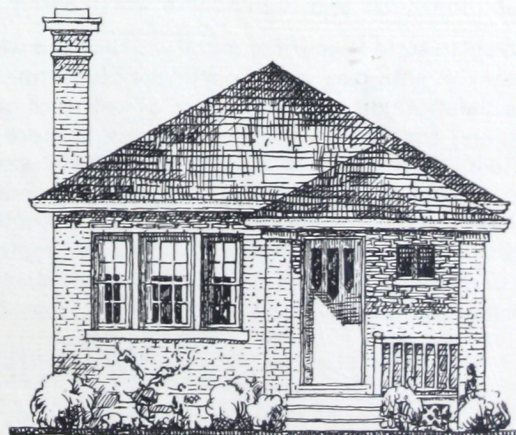
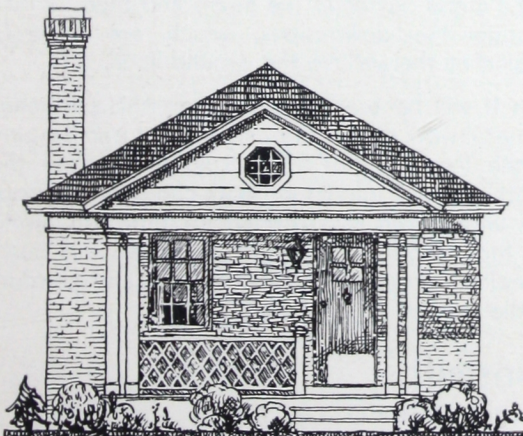
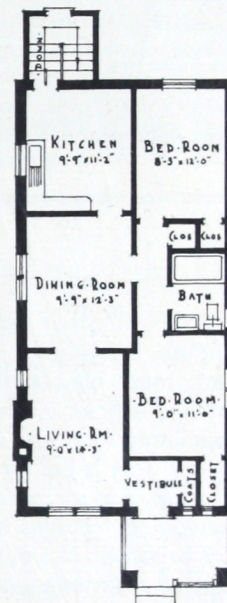
Telephone: HUDson 4496



Variety in One-Story Designs



Bungalows for the very narrow lot may still convey a good deal of individuality and charm, if carefully designed and finished on the exterior and thoughtfully planned for interior convenience. On this page are shown four very unusual and artistic facades, any of which can be used with either of the accompanying floor plans. Above are shown an English cottage type in brick and a Mediterranean villa in stucco; below, two simpler types with front porches. The plans are very economical as to space allotment, and in each case there is a skilful isolation of sleeping quarters from the rest of the house. Even less than 25-foot frontage could carry such compact, well-thought-out designs as these.



Plumbing Efficiency for the House

IT HAS been said that this is the age of plumbing. Certainly few other inventions have brought the world so much comfort and health as the modern bathroom, glistening white or softly colorful, where every surface is clean and sparkling, and where the most modern equipment stands ready to guard the health of the family.

To the householder the plumbing system is often a very obscure subject; when building his home he very often leaves the decisions to his plumbing contractor, and the results depend to a great extent on the experience and honesty of the latter.

The plumbing equipment of the house entails much more than the visible fixtures in kitchen and bathroom. It must include an efficient and sufficient piping system connecting with the water main in the street, to give adequate supply for the whole household at all times; it must consider the proper distribution of this water supply through-

out the house; it must make provision for the heating of the water; it must include very definite and efficient arrangements for the disposal of waste matter. All this piping, etc., constitutes the invisible machinery of the plumbing system, and, while out of sight, it must be given the very greatest consideration and attention because of its effect on the health and comfort of the family. It cannot be expected that every house owner should study the whole subject of plumbing; that is the special department of the sanitary engineer, and it is to him that the owner must look to safeguard this important part of his investment. The properly accredited and experienced plumber or sanitary engineer will install the plumbing system economically and efficiently, to give permanent satisfaction. He and his firm will see to it that all municipal plumbing ordinances are carefully followed, and will supervise the entire process from the laying of the intake pipe to the installation of the smallest fixture.

J. G. Moore

Estimates Given

Plumbing and Sanitary Engineer

Work Guaranteed

113 Coleridge Avenue, Toronto — Telephone: Grover 3007

Metal Work Must be Exact

AS WITH all other separate parts of the new house, the tinsmithing and metal work must be exact, must be carefully installed to ensure comfort and efficiency through the year. It is in such seemingly inconspicuous jobs as these that modern comfort is built into the home, and when workmanship is poor or careless there is bound to be annoying troubles or complications, not to mention expense, in years to come. Cost and problems of maintenance can be very materially reduced or avoided at the outset by employing sound materials and dependable workmanship.

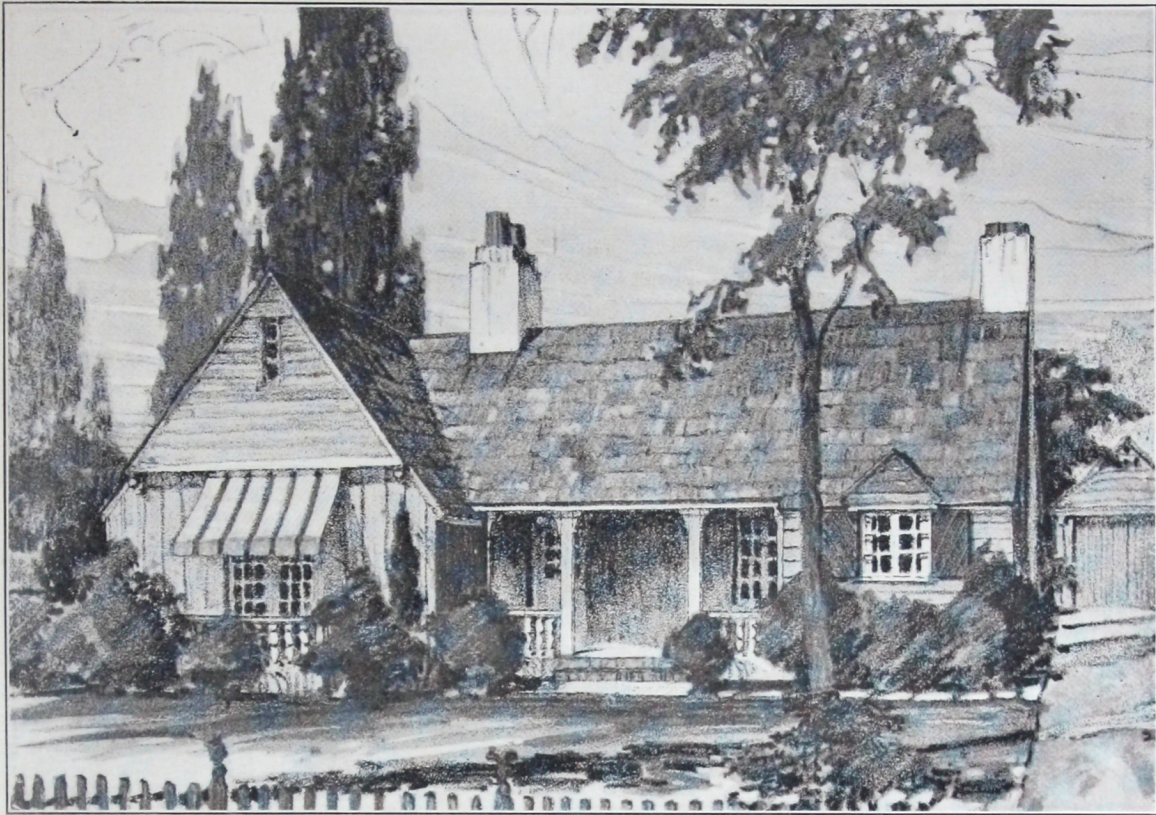
The up-to-date tinsmith or metal worker has a wide range of activities in his particular department. The sheet-metal work of flashing, as well as of gutters and conductors, embraces a score or more of details, each of which is important. Rain water has a most perverse desire and ability to make its way inside the house, and it is the tinsmith's job to see that every junction of different materials or different surfaces is properly and adequately protected. Each exposed projection from the

wall surface, even if only a window top, must be protected from seeping water; this is done with metal flashing, and for this there is no known substitute. Flashing is similarly used for protection of the roof "valleys," and for special places—such as the junction of sloping roof and chimney—where water might otherwise accumulate and do damage. Gutters and down-pipes, or conductors as they are sometimes called, are all-important in determining the efficiency of a house. The rain water from the roof is collected in the metal gutter at the eaves and then carried through the down-pipes, which are securely stapled to the wall, to the ground level.

Thus it will be seen that these finishing touches of metal work have a very significant part to play in the "sealing" of the structure against the weather. Such important work can only be properly undertaken by experienced tinsmiths, using the most modern, scientific methods and guaranteeing permanent peace of mind and comfort to the owner and his family.

Woodbine Tinsmiths

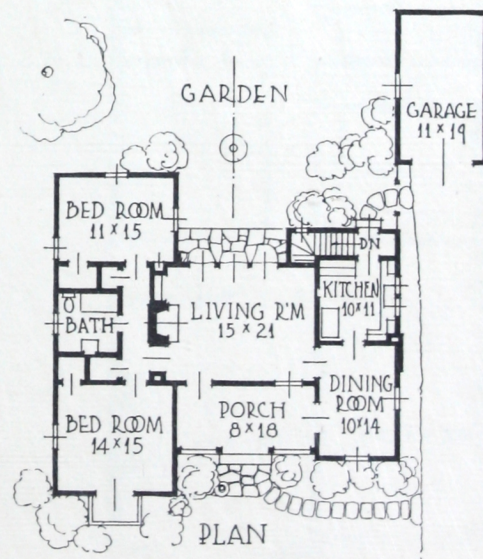
1241 Woodbine Avenue, Toronto — Telephone: Grover 7886

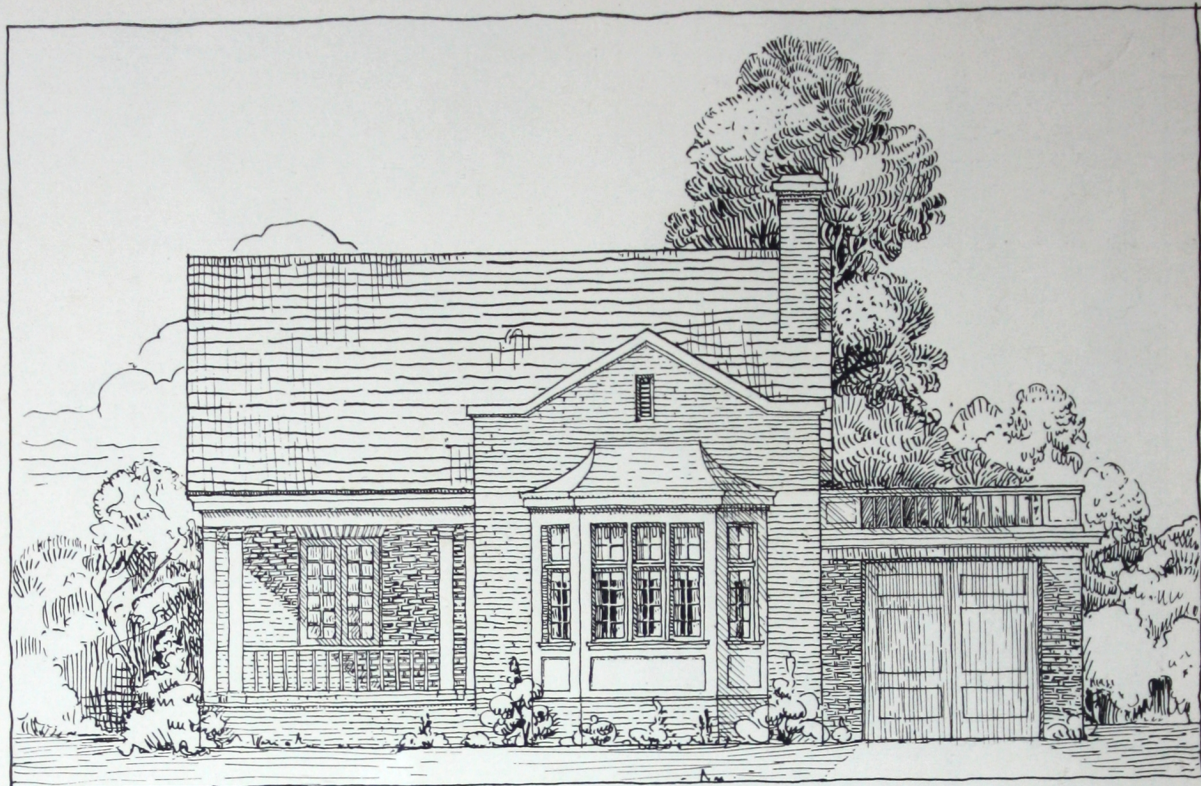


The Attractive, Spreading Bungalow for Summer or Suburban Residence

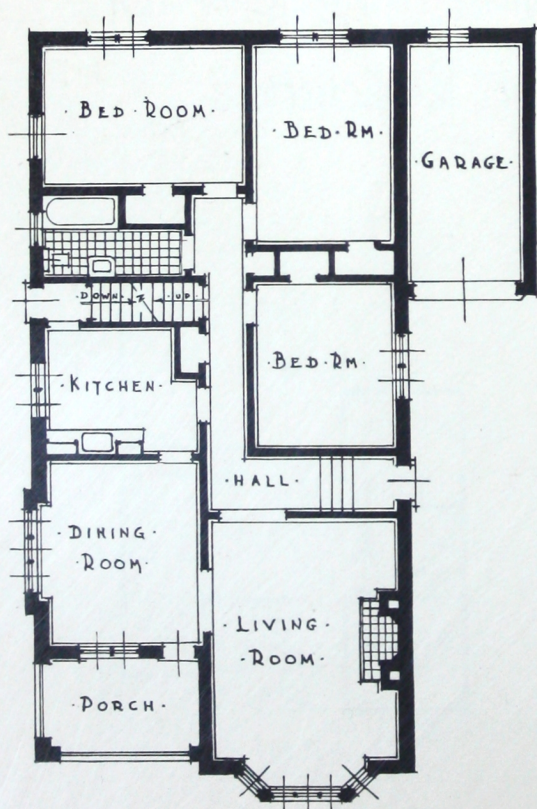
The commodious living room, lighted from both sides, forms a connecting link between the sleeping apartments and dining wing. The living room, with its massive fireplace, might well be finished with a high ceiling and exposed rafters. The two bedrooms and bath are well proportioned and cleverly arranged with ample closet space. The dining room has French doors opening onto the porch. The kitchen is compact, and carefully planned to make the housewife's task a pleasant one.

The exterior, as illustrated, is carried out with thick butt shakes on the roof, wavy edged siding for gables, vertical siding with battens and wide bevel siding for the wall. Equally good results would be obtained with brick, stone or stucco, or any combination of them. Solid timbers for the porch columns give a substantial appearance. Large chimneys suggest comfort within. The delightful treatment of the exterior, coupled with careful planning within, makes this reasonably priced house worthy of the name "home."





An unusually and interesting plan, suitable for the deep lot, possibly in a suburban or other open district. The front elevation, above, does not begin to tell the whole story of this spacious, cleverly arranged house. From the plan, at left, it will be seen that the entrance is off the side drive, and that the hall very skilfully marks a dividing line between living quarters and bedrooms. A full bay window floods the living room with light; adjoining is the dining room, and off that an inviting little porch.



WE SINCERELY hope that this book has proven of interest to you. Your comments will be greatly appreciated. We realize the impossibility, in a publication of this size, of presenting plans and elevations to suit every taste. For this reason we are offering a special service to the readers of this book. If you will communicate with our office and inform us of your requirements we will be pleased to submit for your approval further sketches and plans of homes of the price class in which you are interested, or any other information you desire in connection with Planning, Building or Financing.

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